

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Allen, Clifford, House **DRAFT**

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 637 Alvarado Row

City or town: Stanford State: CA County: Santa Clara County

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local
 Applicable National Register Criteria:

A B X C D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
<p>In my opinion, the property <u>meets</u> does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p> <p>_____ Title:</p>	<p>_____ Date</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th & EARLY 20th CENTURY AMERICAN MOVEMENTS/ First Bay Tradition
LATE 19th & EARLY 20th CENTURY AMERICAN MOVEMENTS / Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation:	<u>Concrete</u>
Walls	<u>Painted Redwood Shingle</u>
Roof	<u>Composite roof tiles</u>
Other	<u>Painted wood</u>

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

637 Alvarado Row occupies an approximately one-half-acre site in the San Juan Hill subdivision in the southwest corner of Stanford University in Palo Alto, California. The parcel is bounded by Alvarado Row to the south, Lane C to the north, and residential lots that abut the west and east border of the 637 Alvarado Row parcel. The setting is heavily landscaped with large, mature trees and shrubs. The site is comprised of one contributing building and three outbuildings. The only contributing building on the property, the main residence, is two stories in height with a full attic. The residence is an example of a First Bay Area Tradition home, a western variation on the shingle style home with Craftsman style details that add individuality and distinction to an otherwise traditional design. Its alternating peaks in the roof cover, heavily textured painted redwood shingle walls, paired double-hung windows, and bay windows are brought together to create a picturesque residence. The shingle walls, window patterns, and subtle massing are examples of the First Bay Area Tradition style, which was at its peak in Bay Area University neighborhoods at the time the house was designed. This residence combines Bay Area Tradition with the usual Craftsman details: wrapped bay windows, gable roofs, and exposed rafter tails. While these are the only exterior Bay Area Traditional elements, embellishments in this style are found in the details of the home's interior. Contributing additions to the main house made in 1930s include a sun porch, an expanded laundry room, an expanded study, and a rear bedroom wing. Renovations made to the house during the second ownership period in the 1970s include

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a remodeled kitchen, a laundry room, and a bathroom. Recent renovations done to the interior in 2023 include another kitchen remodel and removal of a large built-in sideboard in the dining room. There were two garages added to the rear of the property by 1924, as well as two cottages that were placed in the rear yard of the property in the 1930s, with one being attached to one of the existing garages. The builder or architect of these buildings is unknown, and out of all the buildings, only one garage remains extant after recent renovations to the property in 2023. The house at 637 Alvarado Row retains a good degree of integrity when compared to the initial drawings by architect John K. Branner. Although additions were made to the house in the 1930s, and renovations were completed in the 1970s and 1990s, the additions have integrity as part of the historical residence, despite being completed by different architects. The successive additions after the sun porch are not visible from the primary elevations.

Narrative Description

Site

Alvarado Row is a 30-foot wide residential street on Stanford's campus. The street is lined with mature trees, hedges, and ornamental residential gardens. The majority of the neighborhood is similarly historic buildings. Alvarado Row is accessed from Campus Drive, which goes through Stanford's Campus.

The house at 637 Alvarado Row is bounded by Alvarado Row to the south and Lane C to the north, and the lot lines for 621 Alvarado Row to the west and 649 to the east. The lot is oriented orthogonally (see next page for Figure 1), so referred north is nominally northeast in the actual site. The closest cross-streets are Santa Ynez Street and Coronado Avenue. The house is a part of the broader San Juan Hill subdivision, which is representative of the First Bay Area Tradition.

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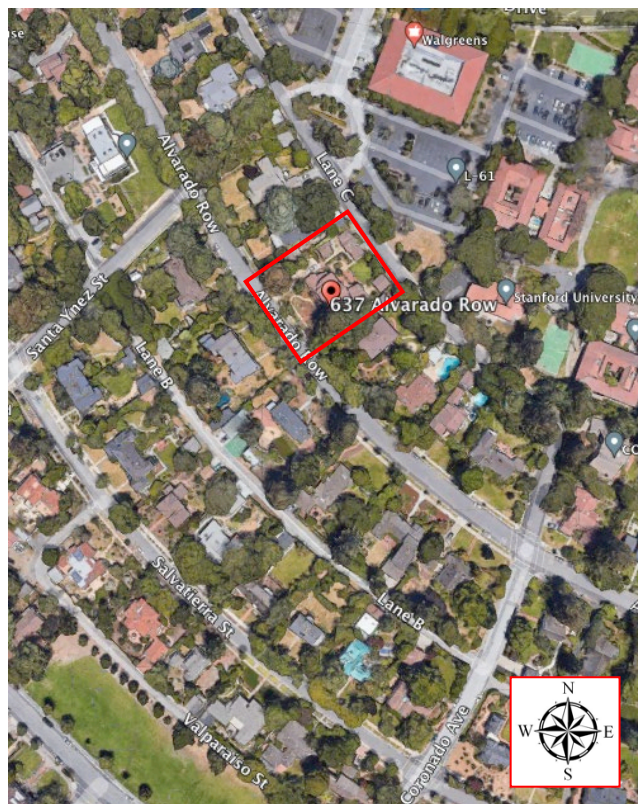


Figure 1. Aerial detail of 637 Alvarado Row (property outlined in red) with compass indicating true north (Google Earth, 2022, amended by author).

The site is 0.46 acres. The house sits approximately 55 feet from Alvarado Row and is sited in the center of the lot. There is a fence around the west, north, and east sides of the lot.

The house, the sole contributing resource, is sited in the center of the lot. A stand-alone garage sits in the northeast corner of the lot, with a garage door that abuts Lane C, and a regular door that opens into the private rear yard.

The front yard is split into two sections: driveway and decorated entry garden. The driveway is paved with cement and fine gravel, and runs about 100 feet deep along the west side of the house. The driveway is approximately 10 feet wide.

The front garden has a brick path connecting the sidewalk to the main front door. There is a gravel path that loops around a fountain on the west side of the front lawn, and a smaller semi-circle mirrors it on the east side of the front lawn.

There are a number of mature trees, but the Redwood on the east side of the house is particularly large. There is a large stump on the west side of the lot, between 637 and 621 Alvarado Row.

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There is a brick path connecting the driveway and the front door, situated along the perimeter on the west side of the house. On the east side, closer to the front door, there is a path of pavers that connects the eastern yard to the front.

Exterior

The house is an eclectic Bay Area-influenced Craftsman style house. It is in line with the First Bay Area Tradition. It has a side gabled roof with exposed rafter tails, green painted shingle siding, white trim, and an eclectic roofline on both the first and second floors. It has one chimney on the east elevation and one on the north elevation.

The first floor sits around two feet above grade to allow for a crawlspace underneath the house. The crawlspace is accessed via a staircase under the rear deck.

The primary facade, landscape, and siting shield the rest of the yard from public view.

The addition on the west elevation is a sun porch. The rear yard has a large deck and an addition that extends north and east from the main section of the house, creating an eastern side yard.

The primary facade is approximately 50 feet wide. It has painted wood shingle siding, gutters, white or off-white trim and rafter tails, and Juliet balconies.

The first floor has eight wood-framed windows of varying sizes. The second floor has six windows. The majority of the windows are historic, but there are four non-original wood windows on the left side of the first floor.

The line between the first and second floors is reflected in the exterior. The second floor is smaller than the first floor. The first floor has a western addition and two bay windows on either side of the central entrance door. The through line of the western side is created by eaves that cover the bay windows and central framed entry. Small, narrow windows sit on either side of the entryway.

The central, main entry door is recessed under the small roof frame of an open-air porch, with a thick wood frame. The small roof section above the entry door has elaborate rafter tails that feature a Craftsman style.

The living rooms on either side of the entry door have bay window projections to create more space for windows. The west side has the typical bay window pattern, although the three wood windows are not original. The east side has a bay window that is more squared-off and has historic windows.

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The western porch addition's door is accessed via stairs and a glass door. The sun porch is distinct from the rest of the first floor by its many multi-paned windows, creating an almost transparent wall.

Upstairs, the roof has a different pitch to note the locations of the exaggerated windows, creating an A-B-A-B-A-B-A pattern. The three upper windows have wooden Juliet balconies attached to the interstitial eaves.

The west elevation is oriented to the driveway. There are four main sections with varying rooflines. Moving from south (the primary facade) to north (the rear facade): the first floor sun porch, then the elevated entrance to the laundry room. From there, there is a half wall separating the edge of the stairs with the rest of the backyard. After this point, the west elevation is in line with the second floor.

The western addition has 14 wood windows total. On the first floor, there are six windows on the sun porch, two windows and a glass door for the laundry room, and two smaller wood windows off of the kitchen. Upstairs, there are three wider windows: two in the main mass of the second floor. There is a third window to the south, above the sun porch. The majority of the fenestration on this elevation is historic, except for the two windows and glass door of the laundry room

The sun porch has its own side-gabled roof. The panels above the window are multi-paned, but appear to be wood panels. The laundry room has a wide eave that shows where the laundry room and kitchen project out further than the upstairs spaces. There is a projection that sits above the laundry room and connects the laundry room and a bedroom via a laundry chute inside.

The west yard is split into three rough sections (south to north): the poured cement driveway, a brick pathway, and the cottages. The west yard has a fence between the lot of 637 Alvarado and its neighbor at 621. The perimeter of the lot has mature plantings. The fence separating the driveway and rear western yard also has plantings.

The cottages have paved entryways. Between the south cottage (the Bird Cage) and the north cottage/garage (the Squirrel Cage), there are raised beds for other plantings.

The rear, or north, elevation is as wide as the primary, or south, elevation. There is a large deck, which sits level with the rest of the first floor and covers the crawlspace.

This elevation has two doors that open onto the back deck: double doors that lead to the owner's suite, and a set of non-historic double doors that lead to the central dining room. There

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are two chimneys on this elevation. The deck has wide stairs of five risers that lead to the rear yard. The perimeter of the deck has matching painted green shingles.

There are windows of various sizes on the north facade. The eastern bedroom addition has three windows. The main house has six windows on the first floor. The second floor of the main house has five windows across the wide facade. The rear facade of the main house retains the majority of its historic windows.

This elevation has a hybrid cross-gabled roof in the rear, which is not reflected in the primary facade. These crosses occur at the owner's suite, which is a single story, front-gabled addition, and at the center of the second floor roofline. Like the other elevations, this one has visible white rafter tails and green-painted shingle siding.

The bedroom addition, on the east side of the house, has a cabinet next to the fireplace that opens to the rear yard and was likely used to fill up firewood directly into the room from the rear yard. The through-wall log storage has its own eave.

The rear yard is enclosed by a wood fence, which runs along Lane C. There are three outbuildings. On the eastern side, there is a stand-alone garage. On the western side, there are two similar buildings that include a combined cottage/garage structure, and a stand-alone cottage just south of the cottage/garage.

The rear yard is separated from the side yards and front yard by a fence between the eastern edge of the bedroom addition and the eastern edge of the lot. The rear yard is separated from the western side yard by a fence attached to the laundry room entrance. This fence extends west approximately 10 feet (or the length of the kitchen), jogs about 30 feet north, then extends back east approximately 20 feet to section off the main house from the cottages.

The interior perimeter of the rear yard, next to the fence, garage, and cottages, features mature vegetation, including a citrus tree and a magnolia.

There is a wide swath of grass between the fence and rear deck. The house has some vegetation planted next to it, including a fruit tree next to the deck. The deck, which is attached to the rear of the house, is elevated to accommodate the crawl space, and has wood decking.

The east elevation is the most private elevation. It is not very visible from the street, and is shielded from public view by a fence along the eastern border and mature trees and vegetation in the front and east yards. The eastern elevation is made up of the original eastern wall of the house and the corners created by the rear bedroom addition.

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There is a large brick chimney on this elevation, approximately eight feet north of the front elevation.

This elevation features the end of the side gable. On the main house mass, there are four large wood windows, two on each floor, on either side of the large chimney. The two windows on the first floor appear to have been replaced. There is a very small original window at the peak of the gable, which helps vent the attic. On the first floor, there is also what appears to have been a double door with a transom that was converted into two six-pane windows with transoms.

The bedroom addition, like the rest of the house, sits above the lot grade, and is accessed by a set of wood stairs, which lead to the owner's bedroom closet. The south face of the addition is not visible from the street, due to the recession into the lot. The south face has one window. The east face of the addition has two windows.

The east yard is the space created by the space north of the primary (south) facade, and is accessed via square pavers set into a dirt path. The east yard is constrained by the fence along the lot line and the northern edge of the addition, which sections off the rear yard from the front (south) and side (east) yards.

There is a gravel courtyard in the corner of the main house and the bedroom wing. Surrounding the courtyard is mature vegetation with decorative brick borders. The vegetation is mostly ground cover, shrubs, and large trees.

Interior

The interior of the house will be presented in a counter-clockwise procession on each floor, going from the entry at the south, snaking east to north, to west to south. This house has many rooms with consistent features: wood floors, carved moldings, wood windows, and tall ceilings.

The order of the rooms will go as follows, by floor:

First floor: entry vestibule and front hallway, eastern living room, study, owner's bedroom suite, central dining room, kitchen and dry pantry, laundry room, enclosed sun porch, western living room, ending at the stairwell that leads to the second floor, accessed via the central entry hallway.

Second floor: stairs, central room, southeast corner bedroom, attic access, northeast corner bedroom, north vestibule and bathroom, north-northwest small bedroom, west vestibule and northwest bedroom, southwest corner bathroom, and southwest bedroom.

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First Floor

The house's main entry door is located in the center of the main mass of the house, through the south facade. There is a vestibule open to the elements with a raised stair. The interior entryway is in two parts: a small landing for the door to open, and a foyer two small risers above the entry vestibule.

The door is wood with a divided lite glass window. It is set in a heavy dark wood frame. Two round wood ionic columns frame the threshold from vestibule to foyer. They are not entirely in the round, as they are engaged at the wall on the western (left) side and the stair risers on the eastern (right) side. The eastern wall of the staircase foyer has an engaged fluted column in relief, to create a pair of columns on either side of the stairs.

There is minimal exposed wall between the various doorframes, but what is visible is plaster with wood wainscoting and chair rail.

There is a coat closet with a mirrored door. The corner molding mimics the fluted ionic column.

The staircase to the second floor surrounds the entry vestibule.

The rectangular foyer connects the eastern sitting room, the central dining room, and the western sitting room to the staircase. The entrances to the central dining room and the eastern sitting room have wood pocket doors that create an opaque boundary between the two rooms and the entry foyer.

The eastern living room is accessed via three doors: a pocket door with a wood frame in the foyer, a single door in the central dining room, and a set of multi-lite French doors that lead to the study.

This room has wood floors, and white plaster walls with board and batten wood wainscoting that goes up five feet. The top of the wainscoting features projecting wood crown molding. There is dark wood molding between the wall and ceiling. There is a contrasting wood molding between the lighter wainscoting and the floor.

The room is mostly rectangular, with a projecting rectangular bay on the south end. This bay has two matching wood framed windows and an air return in the floor.

The east wall has a central fireplace framed by two, large single-paned, non-operable windows with wood frames. The fireplace has a carved wood frame and stone details.

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The study sits between the eastern sitting room and the owner's suite. It is a narrow, rectangular room. The eastern wall is made up of multi-lite windows overlooking the east yard. The southern, western, and northern walls have doors. There is a solid single wood door to the owner's suite on the northern wall. The doors on the southern and western walls are glass French doors.

The sections of the walls between the doors have built-in wood bookshelves that are around eight feet tall. These are capped with projecting crown molding. The remaining wall between the bookshelves and the ceiling is white plaster.

The windows are operable casement windows with brass hardware.

The owner's suite takes up the entire northeastern side of the house. It is made up of four areas: the closet, the main room, the closet and kitchenette, and the bathroom.

The room has wood floors, white plaster walls, and wood trim

The closet is a long, narrow vestibule between the main room and the study. Its southern wall has an operable window and a glass door to the eastern yard. The western side of the closet is made up of installed sliding closet doors and upper cabinet doors above. This apparatus goes from floor to ceiling.

The main room is a mostly rectangular space with an intermediary space between the study door and the closet. Behind the single entry door from the study is a large wood built-in bookshelf on the western wall of the room. The northern wall of the bedroom has a centrally located fireplace. The fireplace has stone framing around the edge. The fireplace is flush with the rest of the wood floor, separated by a small brick pad. The stones framing the fireplace have decorative tiles that feature windmills. The mantle is wood. On either side of the fireplace is a built-in bookshelf with cabinets and windows.

The bookshelves each have a small lower cabinet. The more eastern cabinet is closed off, and the western cabinet opens to the rear yard, which suggests it is a through-storage area, likely for wood for the fireplace.

The eastern wall has three windows: one wider center window, and two more standard windows on either side. It is not centered on the eastern wall. The room's southern wall is blank plaster with an HVAC control unit and two plugs. The western wall has the bookshelf near the door, the kitchenette and closet, and the bathroom.

The kitchenette and closet are connected via a small vestibule attached to the main bedroom, which also has a set of French doors that lead to the rear deck. The kitchenette is a section of

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cabinets, sink, mini fridge, and counter space. The closet has a door connecting it to the crawl space below. It has hanger rods and a small device that could be a servant's bell, connected to the one in the floor in the central dining room. There is an upper sliding window on the western wall of the closet.

The bathroom is a narrow space attached to the main room, in the space north of the kitchenette. It has a white tiled floor, a wood window on the northern wall, and a double sink and wide mirror. The ceiling features a central skylight. There is a shower with an accessible entry and bench.

The central parlor, or dining room, is a centrally located rectangular room that is situated on the north end of the house between the deck to the north, the study and living room to the east, and the kitchen to the west. The floors are wood. There is a small button in the center of the floor that is not currently operable.

The walls are the same plaster and board and batten pattern of wood as seen in other rooms around the house; however, this room's ornament is darker than the nearby eastern sitting room. The board and batten wainscoting is topped by a plate rail. The doors vary, depending on the adjoining room. The door to the entryway has a pair of wood pocket doors. The doors to the sitting room are single panel wood doors. The doors to the study are glass French doors. The doors to the north rear deck are paired French doors set into the widest section of a projecting bay, with narrow windows on either side of the doors.

The Kitchen is accessed through the dining room, but also connects to the southwestern sitting room and a dry goods pantry. The Kitchen is made up of three main sections: the main kitchen, the breakfast nook, and the pantry. The main kitchen is a rectangle, open on the western side to connect it to the breakfast nook, which is offset from the main kitchen, projecting about eight feet north.

The dry pantry is a small room set into south end of the kitchen. It has a solid wood door with a glass doorknob. Inside, there are open shelves. The paired lower storage are pull out containers that pivot to open. This room is also almost entirely devoid of ornament.

The main kitchen takes up most of the eastern wall, and around the corner to the southern wall. The countertops are quartz, and there is a large island in the center of the kitchen also made of quartz. The cabinetry is wood with dark metal pulls, and the backsplash is made up of textured white subway tiles. The north wall has lower cabinets and two large windows set above the sink that look onto the rear deck and yard.

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At the northwest end of the kitchen, there is a nook with windows on three sides above a built-in bench with storage cabinets. The bench has a curved wood top. The windows look out over the west yard and cottages, the north yard, as well as east to the deck and bedroom addition.

The refrigerator and a small desk sit across from the nook, on the south wall. This section has cabinets and millwork that reach the full height of the ceiling, whereas the main kitchen section stops around eight feet in height. From the south end of the breakfast nook, we can view the laundry room, driveway, and western yard.

The Laundry room is a rectangular, utilitarian room that connects the kitchen to the sun porch. It also provides an entryway from the stairs on the northwestern end of the house. This entrance is a more informal one, set away from the sidewalk, giving the users more privacy and intimacy than the more formal front door.

The eastern has counter space. The northern wall has a single window, looking over the rear yard and cottages. There is a vent to the exterior. The western side of the room is mostly made up of the glass door to the side deck and driveway, and windows, creating a very bright and naturally lit space. The southern side of the room has a small closet. Through the door on the southwest side of the room is the access to a restroom and sun porch.

The sun porch is the majority of the entire southwest corner of the house. It is an enclosed room with operable windows and a gabled roof with a board and batten pattern on the ceiling.

There is a small restroom in the vestibule between the laundry room and the enclosed sun porch. This room is painted white and is constructed of paneled wood walls. This bathroom has a pivoting window.

Directly across from the restroom is a small closet.

The enclosed sun porch has windows on the south and west walls, creating a 180-degree open view of the front and west yards. The north wall has windows that directly face the laundry room. On the southeast side of the sun porch is a separate entrance, accessed via stairs in the front yard. The sun porch is accessed via the laundry room and the southwestern sitting room.

The front sitting room is an "L"-shaped space and is accessed by the sun porch, kitchen, and front entryway. It has plain white plaster walls and dark wood trim throughout.

From the sun porch, only a portion of the living room is visible. This includes the built-in bookshelf, the closet door, the front hallway, and the projecting bay windows. There is a closet on the north wall, immediately behind the door to the sun porch. The south wall across from the closet has a window overlooking the front yard and sidewalk along Alvarado Row. There is a

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built-in bookshelf near the center of the room on the southern wall. This is the threshold for the wider sitting room space that includes a full bathroom, a door to the kitchen, a door to the entryway, and a closet. The bathroom and kitchen are on the northwest side of the wider section. The entryway is accessed via a door on the northeast side of the sitting room. The closet is on the southeast corner of room, next to the bay windows.

The bathroom is a full bathroom with a tub along the western wall, which also features a window that is extant but boarded up on the outside, as a result of an addition to the west. This suggests this was, at one point, the western extent of the house.

The Bay window on the southern side is the main focus of this sitting room and is made up of wood-framed windows: a central non-operable picture window, and two sliding windows.

Staircase and Second Floor

The second floor is accessed from the front entryway via the staircase, which goes over the exterior covered entryway and wraps around the interior entryway on the eastern, southern, and western sides. The stairs lead to a large central room on the second floor. This large room has seven doors that lead to bedrooms and an attic.

The first set of stairs in the staircase feature a light stained wood. The first riser is wider than the rest of the risers, and ends in a curved corner, rather than a squared one. On either side of the risers are attached columns made of dark stained wood. Dark wood wainscoting wraps around the outside of the staircase and contrasts with the white plaster walls and lighter wood stairs and risers. The handrail, square newel posts, base rail, and cap match the darker trim.

The staircase has two small landings, one wide landing, and 16 risers total. The first set has 8 risers, then a small square landing. Then there are two risers and a wide landing, which sits under the large central window. This landing is just above the enclosed entryway.

The central window is larger than the rest of the windows in the house. This double-hung window has four lites, one on top and three at on the lower sash. It has a long-handled apparatus for moving window dressings, but those were not installed at the time of the site visit. Just outside the window is a white rail, which creates geometry on the exterior and privacy from the public view on the interior.

The staircase opens up to an open central room with eight doors, which lead to the sleeping and bathing spaces for the house. The room is rectangular with two bays on the eastern and western sides. The bays are made up of three doors: a center, and two orthogonal doors on either side. The diagonal entrance creates more square footage in the room, and creates more space to

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enter each room. This room is consistent with the rest of the house: white plaster walls, dark trim, wood doorframes, and a lighter wood floor stain.

Starting from the entrance at the top of the stairs in a southwest portion of the upper hallway, the descriptions will go counter-clockwise, starting in the southeast corner bedroom.

The first bedroom is on the right hand side of the eastern bay of doors. The room is rectangular except for the diagonal entrance. There are double hung, wood framed windows on the southern and eastern walls. The trim is dark-stained wood. There is a picture rail along the top of the wall. There is a closet in the northeastern corner of the room. This closet has a slanted ceiling, as it sits underneath the stairs to the attic. Inside the closet, there is a section of wood flooring that is set on a different orientation and matches the interior trim and door stains, which suggests it is the original flooring.

The stair to the attic is between the southeastern and the northeastern bedrooms. The doorframe is set on the flush part of the bay of doors. The full frame of the door is taken up with the stair risers, which are stained in a dark color that matches the dark trim. The full description of the attic will follow after the bedrooms.

The northeast bedroom mirrors the southeast bedroom, except it is much wider, and extends west past the door, toward the center bathroom. There is another closet underneath the attic stairs on the southern wall, which is also set under the stairs. There are windows on the eastern and northern walls. This room has two closets: one directly behind the door on an angled wall, and one that opens up to the southern wall. This room gets wider as it expands west toward center hallway. This room also has a bay with a corner window in the northwest corner of the room. The window bay extends about 4 feet north of the rest of the room on the south wall of the western portion of the room. The window overlooks the first floor bedroom addition, the rear yard, and the cottage with attached garage. On the south wall of this room, there is an electrical access panel. To the right of the panel, on the western wall, there is a door with a lock and a glass doorknob that opens to a hallway.

The hallway to the bathroom connects to the main upstairs hallway by a single door, and it also has a door on its eastern wall that connects to the northeastern bedroom. The bathroom features hexagonal tile floor work, thick white baseboard, Plaza white plaster walls, a double hung window, and a tiled bath and shower with built-in porcelain accessories. The sink has a double sink and a wide mirror on the western wall. In the center of the bathtub tiles there is a flower motif painted onto the tiles, which are small and may be original to the 1920s.

The linen closet sits between the center hallway and the northwest center bedroom. It is approximately two feet wide and three feet deep, with built-in shelves. The floor has small terracotta tiles set in a geometric pattern. The door has a crystal doorknob.

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The center northwest bedroom has wood floors, white trim, and one closet. The room is mostly square with a notched corner. It is one of the smaller bedrooms in the house. There is a double-hung window with white trim on the north wall. This window overlooks the rear yard cottage and garage and the exposed rafter tails can be seen from this window. The narrow brick chimney on the north side can also be seen from this window.

This bedroom is the northwest corner bedroom and has mostly rectangular shape, with a notched corner door and a projecting bay window on the north end of the room. This room has two closets on opposite sides of the western part of the room. This room also features the laundry chute that connects to the laundry room just west of the kitchen. The windows on both the south or on the north and the western walls are double-hung windows with white trim. The southern window overlooks the deck bedroom addition and garage, as well as the rear yard. The cottages can also be seen from this view. The western walls are repaired. They overlook the western yard and sunroom addition. The closet on the north end of the wall has the original wood floor stain, as it is darker than the rest of the room. There is a door on the south wall of the room that connects to a Jack and Jill bathroom.

This bathroom is a "Jack and Jill" bathroom, as it connects two otherwise non-connected back bedrooms. This bathroom connects the northwest corner bedroom and the southwest bedroom. It has no access to the central hallway. This bathroom has original tile work from the 1950s, including the ceramic soap holders and toothbrush holders. There is a double-hung window that appears to be later than the rest of the windows, and it was likely installed during a renovation. This bathroom has a shower with blue tile. There is a pharmacy cabinet with chrome handles and a mirror with metal shelves installed.

This room has wood floors and white trim, and it is mostly rectangular. It has an arched entrance in the northeast corner. It has wood floors and no built-in closet space. There are three windows: one on the eastern wall, and two on the southern wall. The southern windows overlook the front yard and street.

The third floor attic is accessed via a finished set of stairs, which are hidden behind one of the doors in the octagonal hallway on the second floor. Upon opening the door, the stairs ascend nearly the full height, between finished plaster walls, before winding to the left. The upper four treads are wedge-shaped to complete this turn. The stairs rise into the attic at the east end wall gable under a window, which is partially occupied by an HVAC vent. There are newel posts at each corner of the stair opening, with three rough boards strung between the posts creating a kind of railing. The attic has a finished floor and cedar closets built into the center, in line with the ridge to make use of the full height area. The space to either side of the closet is open framing. The rafters appear to be the original redwood, but the sheathing looks like newer

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plywood. Collar ties are strong across the gable, roughly one foot below the ridge beam, on either side of the cedar closet(s)

Garage

The stand-alone garage is accessed by car via Lane C, where its 24-panel roll-up garage door abuts the street. It sits in the northeast part of the yard. It has a central entry door on the south elevation, which provides access through the rear yard. The half-glazed door has a large two-pane window at each side. It has redwood siding and a front gable roof, with vertical wood boards in the gable ends.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

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Period of Significance
1914 - 1939

Significant Dates

1914
1930
1939

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Branner, John Kennedy
Clark, Birge Malcolm

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary Paragraph

The historic faculty residence at 637 Alvarado Row on the Stanford University campus is significant at the local level under Criteria C, as a residence built in a First Bay Tradition Style and designed by a locally prominent master architect, John K. Branner. The period of significance spans from 1914-1939, beginning with the construction of the original design by Branner, and

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ending with the construction of additions designed by another prominent local architect, Birge Clark.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Introduction

The Clifford Allen House at 637 Alvarado Row is a historic faculty residence on the campus of Stanford University, built in a First Bay Tradition Style and designed by a locally prominent master architect. The residence is a product of the development of the San Juan Neighborhood in Stanford and the construction of faculty housing for the University. Most of the houses in the San Juan Neighborhood follow the trends of their respective eras, and the First Bay Tradition was popular in the Neighborhood between 1906 and 1920.

The architect, John K. Branner, designed the residence in 1914. Branner was the son of Stanford's second President, John C. Branner, and he was an early resident of Stanford and the San Juan neighborhood. John K. Branner attended Stanford and later Columbia University for Architecture, graduating in 1917. He designed 35 residences in the San Juan neighborhood, a number of notable buildings on the Stanford Campus, and homes around Santa Clara County. This house represents an early work in Branner's career. He parlayed his life-long connections with the upper administration at Stanford into a successful career, much like his contemporary, Birge Clark, who designed the rear bedroom addition for 637 Alvarado Row in 1939.

The house at 637 Alvarado Row was inventoried as part of a Santa Clara County survey in 2021, and it was recommended that the property be evaluated for its individual eligibility for the National Register. The house meets National Register Criterion C in the area of Architecture as an example of First Bay Tradition in the San Juan Neighborhood of Stanford, and as an early work of its locally prominent master architect, John K. Branner.

Chronology and Historic Development

The house at 637 Alvarado Row was constructed in 1914 for Professor Clifford Allen as a single-family home. The residence is an example of a First Bay Area Tradition home with Craftsman style details that add individuality and distinction to an otherwise traditional design. The shingle walls, window patterns, asymmetry, and subtle massing are examples of the First Bay Area Tradition style, which was at its peak in Bay Area University neighborhoods at the time the house was designed. Craftsman style details that are incorporated in the design include wrapped bay windows, gable roofs, and exposed rafter tails. More information on the

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construction details can be found with the Stanford University Archives, including original building plans and the specifications.¹

Additions and alterations to the house were done after 1914 (but before 1924), then in 1930, 1939, 1974, and 1989, with some changes in between. Despite these additions and alterations, the property retains the majority of its most significant design features and continues to convey its First Bay architectural style. The 1930 and 1939 additions are the only additions that are considered contributing to the architectural design of the residence, as the 1974 and 1989 additions and alterations consisted of the construction of the rear deck, interior renovations, and repairs after earthquake damage. More information on the alterations can be found in the Stanford Maps and Building archives and on pages 12-16 of *Historic Houses II: Lower San Juan District*, Stanford University, by the second owner of the house, Marjorie Bridges.

In the 1924 Stanford Sanborn Maps, two garages sit on the property, but were not on the initial site plans.² The architect or builder of these garages is unknown, but they were initially clad in unpainted redwood shingles to match the look of the house.

In 1930, Professor Clifford Allen contracted encephalitis, which forced his retirement and convalescence.³ To improve his quality of life they expanded the south side of the house by adding a bay window and sun porch.⁴ These elements are distinguishable from the original design, yet do not detract from it in any way. Height of the new additions was kept lower than that of the main house and forms and massing add to the asymmetry of the First Bay and Craftsman-detailed design.

In 1936, after the death of her husband, Alice Chalfont Allen used her skills gained taking care of her husband to open her home up to students in partnership with the Mother's Club.⁵ This was called the "Men's Rest Home". This was one in a series of places for students to recover from illnesses and injuries that did not require hospitalization.⁶ The Mother's Club organized and funded care and upkeep of the facilities.

In 1939, notable local architect Birge Clark designed a rear bedroom addition to the house and labeled the drawings as "Men's Rest Home", suggesting the addition was added to provide Mrs.

¹ Branner, John K. (Architect), 1914, Blueprints for Residence of C.G. Allen, Stanford University Department of Maps and Records.

² Sanborn Map Company, "Sanborn Fire Insurance Maps: Palo Alto, Santa Clara County, California." DE: Sanborn Map Company, 1924.

³ Stanford Historical Society, *Historic Houses II: Lower San Juan District, Stanford University* (Stanford, CA: Stanford Historical Society, 1998), 12.

⁴ Ibid. 14.

⁵ Ibid. 13.

⁶ Ibid.

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Allen with more space and some privacy.⁷ An upstairs sleeping porch was enclosed during this addition. These additions do not detract from the overall significance of the resource, as they are distinguished from the original design and are at the rear of the structure. They contribute to the overall design of the residence as later additions done in the same style by a prominent local architect.

During the Men's Rest Home era, a dumbwaiter was installed to assist the staff in bringing food to recovering students. Mrs. Allen managed the Men's Rest Home at 637 Alvarado Row until 1943, when operations moved elsewhere.⁸

According to a previous owner, two cottages were constructed on the property in the "1930's", this cannot be confirmed, as the earliest sign of them are their presence on a 1948 Sanborn Map.⁹ One of the cottages was a stand-alone building, while the other was attached to one of the existing garages in the northwest corner of the lot. It is likely that the cottages housed tenants or household staff. The cottages had colloquial names of "Bird Cage" and "Squirrel's Cage", but the origins of the names are unclear.¹⁰

In 1943, 637 Alvarado Row became a rooming house for students and faculty members.¹¹ Mrs. Allen ran the rooming house until her death in 1972, housing 4,096 students over 30 years.¹² This prompted few changes to the house to pivot to the needs of a rooming house. Boarders rented all types of rooms: the first floor bedroom wing, the study, and the upstairs bedrooms. The upstairs linen closet was used as a telephone booth.¹³ Each upstairs bedroom was labeled with a number above the door. The corner bathroom in the second floor was expanded at some point during this period. The house was covered in bougainvillea vines until the early 1970s, when they froze and died. These vines heavily damaged the exterior walls. As Mrs. Allen's health declined, she was not as able to manage the upkeep of the house, and so when she died in 1973 the house was in a deteriorated condition.¹⁴

⁷ Clark, Birge and Associates (Firm), 1939, Men's Rest Home Blueprints, Stanford University Archives.

⁸ Stanford Historical Society, *Historic Houses II: Lower San Juan District, Stanford University* (Stanford, CA: Stanford Historical Society, 1998), 13.

⁹ Ibid. 14; Sanborn Map Company, "Sanborn Fire Insurance Maps: Palo Alto, Santa Clara County, California." DE: Sanborn Map Company, 1948.

¹⁰ Ibid.

¹¹ Ibid. 12.

¹² Ibid.

¹³ Ibid. 16.

¹⁴ Ibid. 14.

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Figure 2. Mrs. Allen in her study, date unknown (Stanford Historical Society, *Historic Houses II*).



Figure 3. Photograph showing 637 Alvarado Row covered in bougainvillea vines, circa 1960s/70s (Stanford Historical Society, *Historic Houses II*).

The Bridges Family, another Stanford faculty family, moved into the house in 1974.¹⁵ The Bridges worked to maintain and restore some features of the original construction. This includes reroofing in 1974 and 1994. They also updated the kitchen and added a rear deck. The kitchen has been remodeled "several times since 1974." This includes expanding the window in the kitchen and remodeling the kitchen to incorporate more of the laundry porch. The laundry porch's former dumbwaiter was turned into a laundry chute. Robert Peterson of Menlo Park designed the rear porch in 1975, and it was central to many years of graduation celebrations at the Bridges' home, a neighborhood and Stanford tradition.¹⁶ The installation of the deck also served to move a set of stairs to access the basement crawl space from the living room to under the deck.¹⁷ Some finishes and features of the Allen era remained in the Bridges' home, but others were rehabilitated.¹⁸ For example, the second floor linen closet had been used as a phone booth for 30 years and was covered in "phone numbers written all over the closet walls."¹⁹

The 1989 Loma Prieta Earthquake caused damage to the residence. The rear wing was used as a study at the time. The ceilings and walls of the room were damaged. The interior walls were subsequently "heavily braced with double layers of plywood covered with wood paneling. The electrical wiring was also redone."²⁰

¹⁵ Ibid.

¹⁶ Ibid. 2, 14.

¹⁷ Ibid. 15.

¹⁸ Ibid.

¹⁹ Ibid. 16.

²⁰ Ibid. 15.

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In 1994, the Bridges completed exterior alterations; most notably, a roofing reinforcement, changes to the attic, and an overhaul of the exterior walls were completed.²¹ They also notably repaired damage caused by unattended bougainvillea vines.²² The Bridges replaced or reinforced decorative wood ornament on the exterior of the house, including the beams under the gables and the decorative wood balconies, as well. Flooding of Lane C caused flooding of the two outbuildings, prompting the owner to install French drains and install new, but complementary, finishes in the damaged cottages.²³

Since 1994, the work done to the house has been minimal. Before selling the house in 2022, a new kitchen was installed, and wood floors installed in the kitchen for the new owners. The Allen furniture and the numbers above the bedroom doors were removed.

In 2021, the house at 637 Alvarado Row was inventoried as part of the County of Santa Clara's survey of the San Juan neighborhood's historic resources. It was recommended that the property be evaluated for its individual eligibility for the National Register.²⁴

In 2023, the current homeowners completed several renovations to the property, which included remodeling the kitchen, removing a built-in sideboard in the dining room, and demolishing the stand-alone cottage and the cottage/garage combination building at the rear of the property. As stated previously, the kitchen has been remodeled several times over the past 50 years, and so the recent remodel does not have an impact on the house's historic significance or overall integrity. The sideboard that was located in the dining room was in John K. Branner's original blueprints for the house, so its removal does have some impact on the house's integrity of design; however, the sideboard was only a small part of Branner's overall design, and so the impact is minimal. The cottage and cottage/garage that were demolished were minor resources that do not contribute to the property's significance under Criterion C. Although they matched the house in materiality, with the use of redwood shingles, they had no other reflection of the First Bay or Craftsman style in their forms or detailing, and their architect/builder is unknown. The demolition of the buildings does have an impact on the property's integrity of association as a rooming house/rest home, but this aspect of integrity does not factor in to 637 Alvarado's historic significance under Criterion C.

Development of San Juan Neighborhood

²¹ Ibid. 16.

²² Ibid. 15.

²³ Marjorie Bridges to Stanford Building Services, letter regarding changes to cottages, 1994, Stanford University Archives.

²⁴ Environmental Science Associates. *San Juan Residential District Historic Survey: Historic Resources Survey Report*. County of Santa Clara, 2021.

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637 Alvarado Row is situated in the San Juan Residential district in Stanford, which is unincorporated Santa Clara County, but very close to the border with incorporated Palo Alto. This nearby neighborhood and its houses were included in maps and renderings of Stanford, suggesting how integrated it was into the concept of the overall campus. It is also unique in its leasehold arrangement and ownership requirements; only Stanford-associated persons may purchase the homes, but they only own the buildings on the property, not the land itself. As a result, there have been few owners of the historic houses, so their tenures are well documented. In addition to that, all changes and building plans must be logged through the University, so initial construction and subsequent changes are archived in the University's Map collections.

The overall neighborhood is bounded by Alvarado Row to the northeast, Campus Drive to the northwest, Junipero Serra Boulevard to the southwest, and the Frenchman's Road and Coronado Avenue on the east.²⁵ There were three big pushes of development in the neighborhood: the first faculty housing was built in 1891, and the first family home was built in 1900. By 1930, the neighborhood was mostly set.

Most of the houses in the San Juan Neighborhood follow the trends of their respective eras. Colonial Revival and Queen Anne before 1906. After 1906, the Shingle or First Bay Tradition was popular in the neighborhood. After 1920, the San Juan house styles shifted more toward the Eclecticism popular in that era: Spanish, Tudor Revivals, and Cape Cod style.

Palo Alto was the location of Leland Stanford's nine thousand acre stock farm. Stanford was president of the Central Pacific Railroad and a United States Senator. In 1884, Stanford's son, Leland Stanford, Jr. died of typhoid fever while abroad on a family trip. Leland and Jane Stanford donated their Palo Alto land and an endowment of \$21 million to found Leland Stanford Jr. University.²⁶ Building projects for Campus buildings started construction and faculty members were hired in 1887, and classes began in 1891. It was the Stanfords' intention to build a "residential campus with faculty and students as neighbors."²⁷ However, actually building housing close to the university was slow to start.

The students had dormitories, and key administrators new on-campus houses, but when faculty families arrived at the fledgling campus, they found it surrounded by large grain fields; local housing was not readily available. Further complicating the housing situation were the stipulations of the Stanford endowment— five thousand acres had been set aside for the campus, but none of

²⁵ Stanford Historical Society, *Historic Houses III: San Juan Neighborhood, Stanford University* (Stanford CA: Stanford Historical Society, 2005), 5.

²⁶ McAlester, Virginia and Lee, *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States* (New York: Alfred A. Knopf, Inc., 1998), 199.

²⁷ Stanford Historical Society, *Historic Houses III: San Juan Neighborhood, Stanford University* (Stanford CA: Stanford Historical Society, 2005), 5.

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the remaining four thousand acres could be sold outright as home sites; only leasehold interests were permitted.²⁸

In 1891, "The Row" was a series of ten houses built for initial faculty and staff off of the main campus. Susan Kennedy Branner's house (the former #11 Alvarado Row) was built in 1892 and it "leaked like a sieve."²⁹ Alvarado Row had "not a tree or shrub... or any sidewalk or road except for the wheel-broken track in the blistered adobe."³⁰ This slow start happened for a variety of reasons; not all faculty members fit in the ten initial houses, and some did not want the leasehold. These early houses were "cookie cutter" copies of each other. The "Decalogue" (the row of ten houses, or the Ten Commandments) was a row of two-story Queen Anne style houses with twin rounded towers.³¹

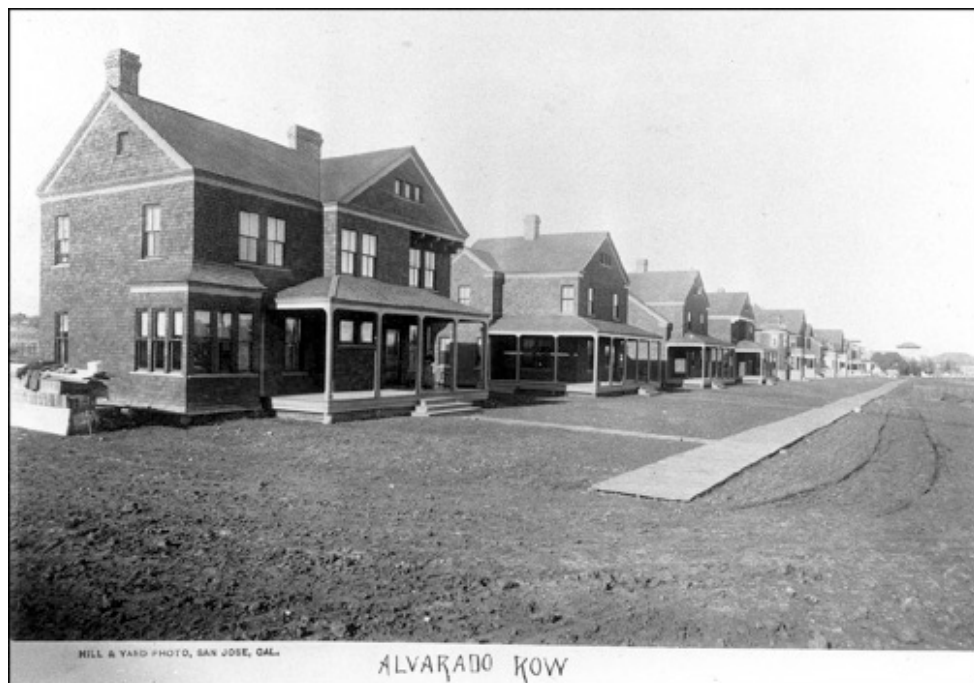


Figure 4. Photograph showing the Decalogue on Alvarado Row, circa 1891 (Stanford Historical Society, *Historic Houses II*).

During her tenure, Mrs. Stanford set "strict minimum construction costs for any residence," making building a house unattainable, especially for faculty members who had just finished their own schooling. As a result, many students and faculty ended up living in nearby Palo Alto, a

²⁸ McAlester, Virginia and Lee, *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States* (New York: Alfred A. Knopf, Inc., 1998), 199-200.

²⁹ Stanford Historical Society, *Historic Houses II: Lower San Juan District, Stanford University* (Stanford, CA: Stanford Historical Society, 1998), 2.

³⁰ *Ibid.*

³¹ *Ibid.* 3.

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town essentially created from nothing overnight to “serve as a University town”.³² The Professorville Neighborhood (also known as the Professorville Historic District, NHRP Ref. #80000861) was a concentration of faculty-built residences, with significance starting circa 1895.

In building their homes, many of the early faculty, like their counterparts in Berkeley, chose the avant-garde, wood-shingle designs now known as First Bay Tradition. Those built during the 1890s favored the shingle-style versions, while later examples have more Craftsman stylistic influences. Scattered among these First Bay Tradition homes are houses of other contemporaneous styles.³³

Alvarado Row is part of a second phase of development for faculty housing at Stanford. Residential development so close to the Campus started in 1898. Stanford’s founding President, David Starr Jordan, named the street after early California governor Juan B. Alvarado.³⁴

Meanwhile, it would not be until 1906, after Mrs. Stanford’s death and the 1906 Earthquake, that larger building projects began in the San Juan neighborhood, closer to the campus.³⁵ In 1906, six Double Houses (duplexes) were built along Alvarado Row and Salvatierra Street. The devastation from the earthquake prompted the developmental push to rebuild faculty housing and other buildings quickly. In 1908, the San Francisco architecture firm Bakewell & Brown built many campus buildings and a series of six duplexes on Alvarado Row in the San Juan neighborhood. The rest of the neighborhood filled in over the 1910s with single-family houses. Despite having many houses already occupied, it was only in 1915 that there were discussions of installing a sidewalk. Progress on the neighborhood slowed until the “small housing boom” of the 1920s.

As the campus rebuilt itself in the aftermath of the 1906 Earthquake, it became a locus for architects associated with the University itself. For example, both John K. Branner and Birge Clark were the children of Stanford administrators, and attended both Stanford and Columbia. Both architects are heavily associated with the growth of the University from 1909-1940, designing houses and buildings around the community. Both Branner and Clark leveraged their family and Stanford connections to build long, successful practices.

First Bay Tradition

³² McAlester, Virginia and Lee, *A Field Guide to America’s Historic Neighborhoods and Museum Houses: The Western States* (New York: Alfred A. Knopf, Inc., 1998), 199-200.

³³ Stanford Historical Society, *Historic Houses II: Lower San Juan District, Stanford University* (Stanford, CA: Stanford Historical Society, 1998), 1.

³⁴ Ibid.

³⁵ Ibid.

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The First Bay Tradition refers to a “regional vernacular architecture endemic to the San Francisco Bay Area that is woodsy, informal, and anti-urban.”³⁶ Its use of “regional vernacular use of redwood, shingles, and elements of arts and crafts”³⁷ lent itself to later phases. The Bay Tradition, since its early iterations in the 1880s, spans almost 100 years, and is classified in first, second, and third eras. The First Bay Tradition spans from the 1880s to the early 1920s.³⁸

The rise of the First Bay Tradition is associated with towns that developed near universities, like Berkeley’s Claremont and Elmwood (c. 1905-1920) neighborhoods and the nearby Professorville (c. 1890-1910) in Stanford. Bernard Maybeck, was the first instructor of architecture at the University of California, Berkeley and taught “key First Bay Tradition architects Julia Morgan, John Bakewell, Arthur Brown, Jr., and the future pioneer of Second Bay Tradition Modernism—William Wurster.”³⁹

The relative modernity and simplicity was “befitting the university’s role as a center for innovative thinking.” This style, popularized by Bernard Maybeck and other architects like Julia Morgan, marks a shift away from the Victorian and Period styles of more established towns like San Francisco and Oakland.

These houses “experiment with simple, almost rustic, livability as an alternative to what their designers regarded as the decorative excesses of typical Victorian homes.”⁴⁰ The style “emphasized volume, form, and asymmetry.”⁴¹ The First Bay Tradition is often presented as the Western variation of Shingle Style, but it also has a distinct overlap with Craftsman style later on. Maybeck and the First Bay Tradition architects interpolated influences from “Prairie, Spanish, Italian, Tudor, Classical, and early Gothic”⁴² styles. The houses presented something akin to a “travelogue,” with a variety of sources and allusions to worldliness. This flexible quality would have appealed to university professors moving to California from various parts of the country to teach at these new universities.

These First Bay Tradition and Western Shingle houses also differed from their East-Coast counterparts in their size. This was “a reverse luxury made possible by the year-round mild

³⁶ Brown, Mary (Preservation Planner), “Regional Architecture – First Bay Tradition,” *San Francisco Modern Architecture and Landscape Design 1935 – 1970 Historic Context Statement* (San Francisco Planning Department, 2011), 82.

³⁷ Ibid.

³⁸ Ibid.

³⁹ McAlester, Virginia and Lee, *A Field Guide to America’s Historic Neighborhoods and Museum Houses: The Western States* (New York: Alfred A. Knopf, Inc., 1998), 172.

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Ibid.

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weather.”⁴³ This shift in emphasis shows a growing interest in incorporating the landscape as part of the overall design of the property.

While the Shingle Style, and to a certain extent the First Bay Tradition, are still incorporated as a subset of American Victorian architecture, the Shingle, Craftsman, and First Bay Tradition represent a turning point away from the Victorian era. They are a bridge style between the historicism and ornamentation of the Victorian Era toward a more regional and modern style.

John Kennedy Branner, Master Architect
(b. 1886, d. 1968)

John K. Branner was born in Indiana in 1886. He was the son of the noted academic geologist John Casper Branner, who was the second president of Stanford University. While his father was completing his Doctorate, John K. Branner grew up on Alvarado Row in Stanford, where he and his two siblings, Elsie and George, were encouraged by their mother to learn and play. One example of this is the pamphlet they produced in 1896 called “Little Nonsense,” which documented early life on the campus and was led in production by the Branner siblings with no adult corrections. The Branner children made 60¢ an issue.



Figure 5. Photograph showing the Branner Family, circa 1920. John K. Branner is second from right. Flanking John are Elsie to his left, and George to his right (Stanford Historical Society, *Historic Houses III*).

All three Branner siblings attended Stanford. John attended from 1905-1908, and then attended Columbia University to study architecture. Branner traveled around Europe from 1912-1913, and then after the end of World War I, from 1917-1919. Branner maintained an architectural practice

⁴³ Ibid.

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in San Francisco starting in 1917, and had an office starting in 1925. He never married and lived with his mother, Sarah K. Branner, on Alvarado Row for most of his life.⁴⁴

Branner also travelled regularly. In 1924, he returned from a trip of "all the European countries of interest architecturally, including France and Spain" and was described as "a fluent French scholar."⁴⁵ His travels were so impactful that they inspired his work. In his bequest, Branner created a travel scholarship for the University of California Berkeley College of Environmental Design to provide funds for Architecture students to travel with required stops in France. The scholarship is still active today.

Branner was a prolific local architect in the Stanford area. He designed 35 residences in the San Juan neighborhood alone, and a variety of buildings in Stanford and around Santa Clara County. Branner designed a wide range of building types, with a mix of individual homes and community buildings such as churches, fraternity houses, and pavilions. His style varied depending on the tastes of the era or his clients, which places him in the early 20th Century "Eclecticism" aspect of the Bay Area Tradition. He was also interested in pioneering earthquake-proof architecture in Santa Clara County. It is likely that his family background in geology informed his interest in designing earthquake-conscious buildings in his later career.⁴⁶

Notable buildings of his include:

Ng Tong Temple, Los Altos, approximately 1924. No longer extant.
400 University Ave, Los Altos, CA 94022
An outdoor theater venue in an Orientalizing style.⁴⁷

"Hesperides", Stanford, 1924. Santa Clara County Listed Heritage Resource.
766 Santa Ynez Street
"closely associated with the development of Stanford University...John K, Branner used reinforced concrete to create one of the first earthquake proof homes in Palo Alto."

⁴⁴ Stanford Historical Society, *Historic Houses III: San Juan Neighborhood, Stanford University* (Stanford CA: Stanford Historical Society, 2005).

⁴⁵ "With the Architects: Building Reports and Personal Mention of Interest to the Profession," *Architect and Engineer of California LXXIX*, no. 1 (October, 1924): 115.

⁴⁶ "Hesperides – 766 Santa Ynez Avenue, Stanford University," in *Santa Clara County Heritage Resource Inventory* (San Jose: County of Santa Clara Historical Heritage Commission, 1999), 192.

⁴⁷ Knight, Emerson, "Outdoor Theatres and Stadiums in the West," *The Architect and Engineer of California LXXVII*, no. 2 (August, 1924): 83.

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Figure 6. Photograph showing 766 Santa Ynez Street (Redfin, 2022).

Branner's Works in Stanford San Juan Subdivision:^{48, 49}

- 756 Santa Ynez Street (1908)
- 755 Santa Ynez Street (1908/15)
- 637 Alvarado Row (1914)
- 646 Alvarado Row (1915/20)
- 649 Mirada Avenue (1917)
- 1076 Campus Drive (1922)
- 663 San Juan Street (1925)
- 678 Mirada Avenue (1924/25)
- 766 Santa Ynez Street (1924/26)
- 668 Cabrillo Avenue (1925/26)
- 658 Mayfield Avenue (1926)
- 635 Gerona Road (1926/28)
- 774 Santa Ynez Street, Joseph D. Taylor House (1927)
- 692 Mirada Avenue (1927/30)
- 716 Salvatierra (1935, alterations/additions in 2016)
- 616 Junipero Serra Blvd (1936)

⁴⁸ Stanford Historical Society, *Historic Houses III: San Juan Neighborhood, Stanford University* (Stanford CA: Stanford Historical Society, 2005).

⁴⁹ Environmental Science Associates. *San Juan Residential District Historic Survey: Historic Resources Survey Report*. County of Santa Clara, 2021.

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Figure 7. Photograph showing shingle-style house at 756 Santa Ynez Street (Environmental Science Associates, *San Juan Residential District Historic Survey*, 2021).



Figure 8. Photograph showing Tudor-style house at 755 Santa Ynez Street (Environmental Science Associates, *San Juan Residential District Historic Survey*, 2021).



Figure 9. Photograph showing Colonial Revival-style house at 646 Alvarado Row (Environmental Science Associates, *San Juan Residential District Historic Survey*, 2021).



Figure 10. Photograph showing Mediterranean-style house at 678 Mirada Avenue (Environmental Science Associates, *San Juan Residential District Historic Survey*, 2021).



Figure 11. Photograph showing French Country-style house at 635 Gerona Road (Environmental Science Associates, *San Juan Residential District Historic Survey*, 2021).



Figure 12. Photograph showing Spanish-style house at 692 Mirada Avenue (Environmental Science Associates, *San Juan Residential District Historic Survey*, 2021).

The above examples show how prolific and varied John K. Branner's work is, particularly in the San Juan Neighborhood.

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Other projects by Branner at Stanford include:⁵⁰

- Memorial Church façade remodel (1915)
- Stadium bleacher addition (1921)
- 549 Lasuen Mall (1930s remodel)
- Albert L. Guerard House (address unknown)
- Joseph D. Taylor House (address unknown)

Other projects by Branner include:⁵¹

- Charles Lux Lewis House, Los Angeles (unknown)
- 939 University Avenue, Palo Alto (1916)
- 584 Capistrano Way, Palo Alto (1917)



Figure 13. Photograph showing house at 939 University Avenue (Compass, 2022).

⁵⁰ Ibid.

⁵¹ Ibid.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Branner, John K. (Architect), 1914. Blueprints for Residence of C.G. Allen. Stanford University Department of Maps and Records.

Brown, Mary (Preservation Planner). "Regional Architecture – First Bay Tradition." *San Francisco Modern Architecture and Landscape Design 1935 – 1970 Historic Context Statement*. San Francisco Planning Department, 2011.

Clark, Birge and Associates (Firm), 1939. Men's Rest Home Blueprints. Stanford University Archives.

Compass website listing. "939 University Avenue, Palo Alto, CA 94301." Compass. <https://www.compass.com/listing/939-university-avenue-palo-alto-ca-94301/821866724221131297/>.

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"Hesperides – 766 Santa Ynez Avenue, Stanford University," in *Santa Clara County Heritage Resource Inventory*. San Jose: County of Santa Clara Historical Heritage Commission, 1999.

Knight, Emerson. "Outdoor Theatres and Stadiums in the West." *The Architect and Engineer of California LXXVII*, no. 2 (August, 1924): 83.

Marjorie Bridges to Stanford Building Services, letter regarding changes to cottages, 1994. Stanford University Archives.

McAlester, Virginia and Lee. *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States*. New York: Alfred A. Knopf, Inc., 1998.

Redfin website listing. "766 Santa Ynez Street, Palo Alto, CA 94305." Redfin. <https://www.redfin.com/CA/Stanford/766-Santa-Ynez-St-94305/home/1668736>.

Sanborn Map Company, "Sanborn Fire Insurance Maps: Palo Alto, Santa Clara County, California." DE: Sanborn Map Company, 1948.

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Sanborn Map Company. "Sanborn Fire Insurance Maps: Palo Alto, Santa Clara County, California." DE: Sanborn Map Company, 1924.

Stanford Historical Society. *Historic Houses II: Lower San Juan District, Stanford University.* Stanford, CA: Stanford Historical Society, 1998.

Stanford Historical Society. *Historic Houses III: San Juan Neighborhood, Stanford University.* Stanford CA: Stanford Historical Society, 2005.

"With the Architects: Building Reports and Personal Mention of Interest to the Profession." *Architect and Engineer of California LXXIX*, no. 1 (October, 1924): 115.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: Stanford University Archives

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage of Property 0.46

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 37.421094 | Longitude: -122.164145 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|-------------|--------------|
| 1. Zone: 10S | Easting: 74 | Northing: 42 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

The property at 637 Alvarado Row is bounded by Alvarado Row to the south, Lane C to the north, and the lot lines for 621 Alvarado Row to the west and 649 to the east.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire 0.46-acre parcel at 637 Alvarado Row, APN #142-07-010, as recorded in the Santa Clara County Recorder's Office. See Assessor Parcel map on page 35.

11. Form Prepared By

name/title: Hannah Goldman/Kathleen McDonald (Architectural Historians)
organization: Garavaglia Architecture
street & number: 582 Market Street
city or town: San Francisco state: California zip code: 94104
e-mail: kathleen@garavaglia.com
telephone: 415-391-9633
date: 10/6/2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

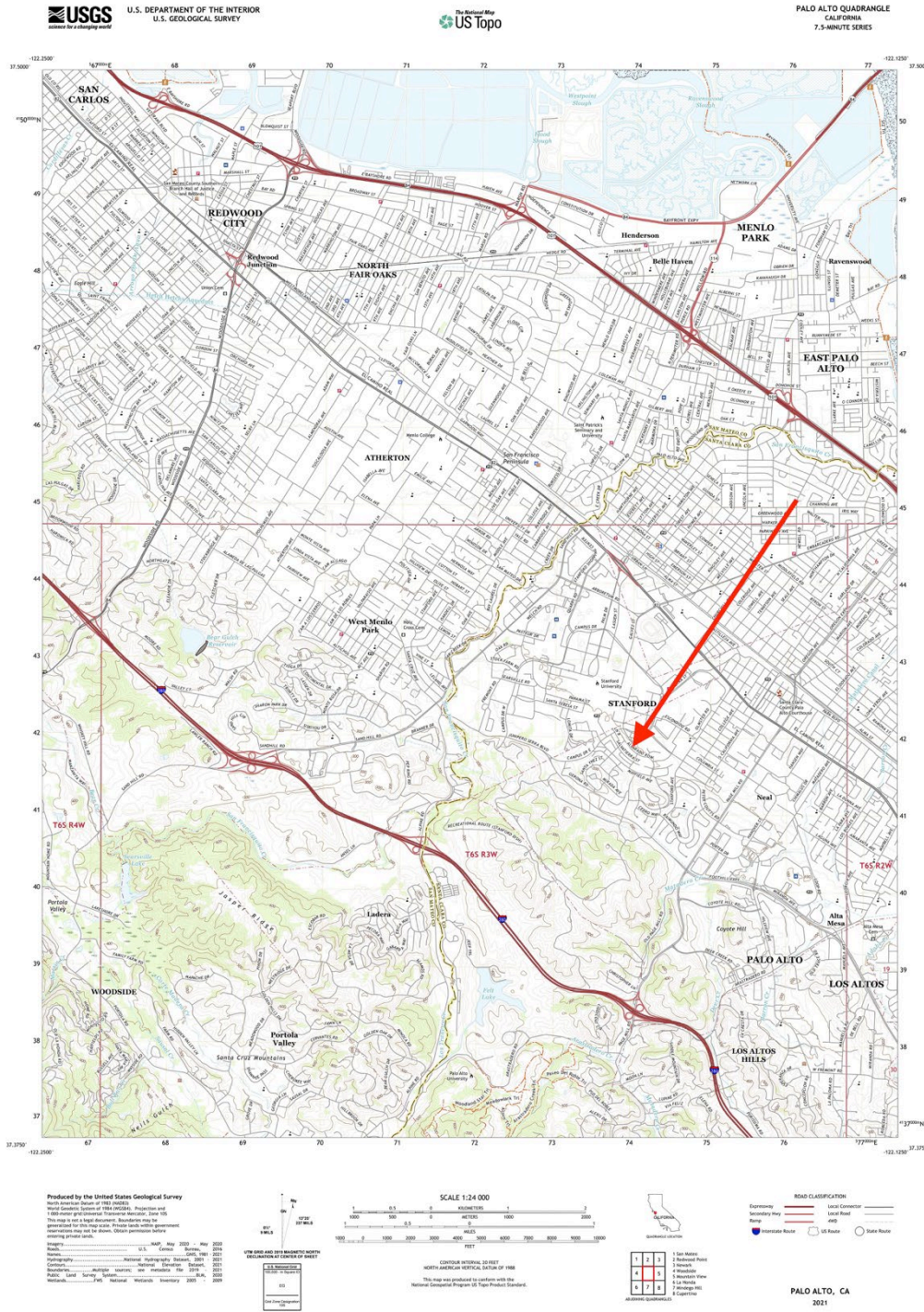
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USGS 7.5-Minute Series, Palo Alto Quadrangle, 2021. Red arrow points to the location of 637 Alvarado Row.

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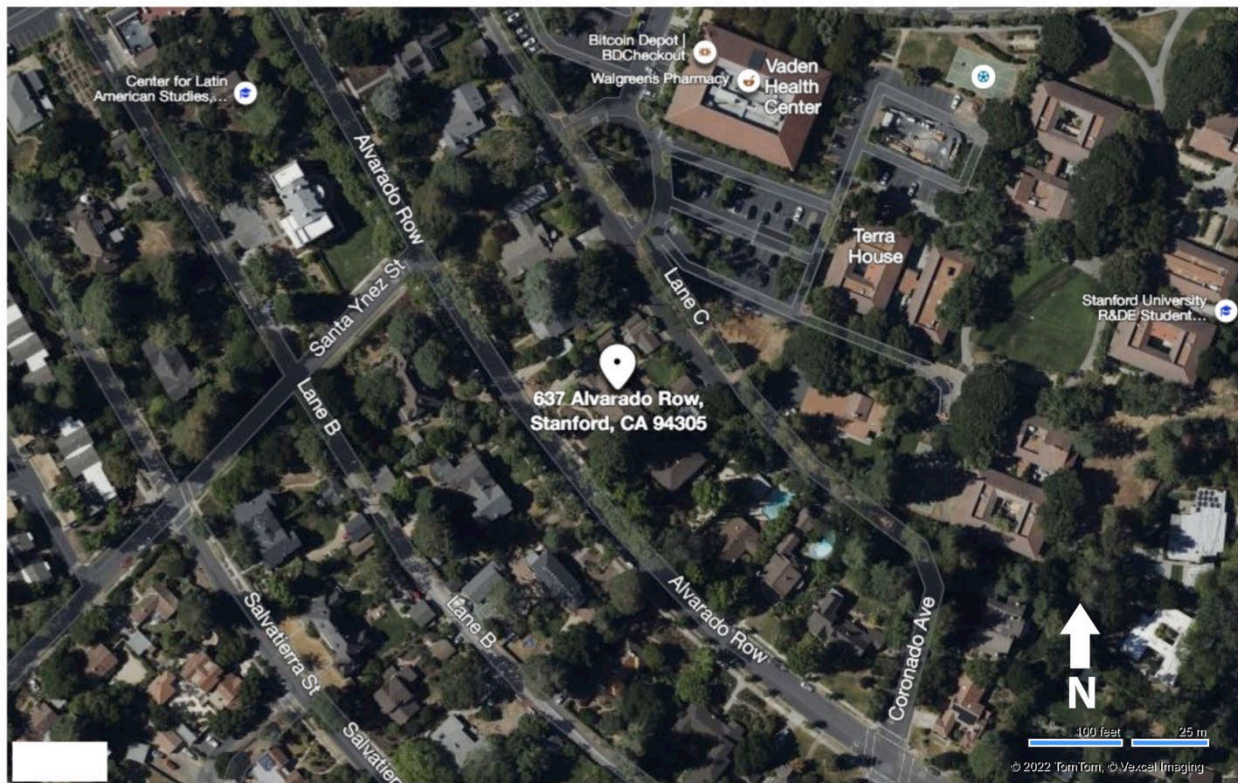


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Location Map (Bing Maps, 2022). 637 Alvarado Row indicated with white location point.

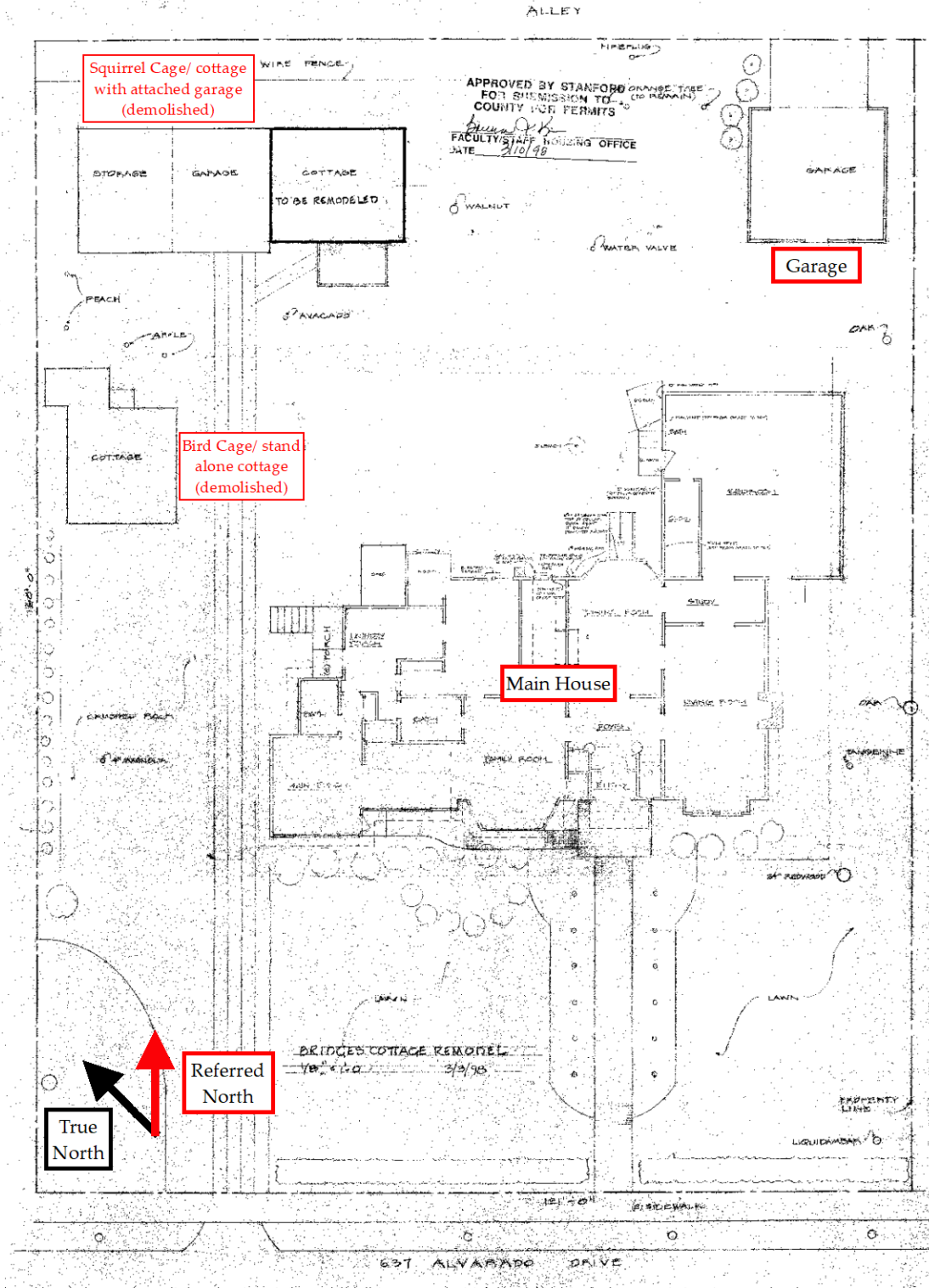
637 Alvarado Row, Stanford, CA 94305
Location: 37.421094, -122.164145



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Sketch Map (from 1998 remodel plans). Each building is labeled with a red text box, text for non-extant buildings in red. Red arrow shows referred North, black arrow shows True North.



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Santa Clara County Accessor Parcel Map, 2022 (cropped). Red indicates the subject parcel at 637 Alvarado Row.



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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: 637 Alvarado Row

City or Vicinity: Stanford

County: Santa Clara County

State: California

Photographer: Hannah Goldman, Sebastian Di Tella

Date Photographed: 7/12/2022, 7/24/2023, 8/8/2023

Location of Original Digital Files:

Garavaglia Architecture, Inc.

582 Market Street, Suite 1800, San Francisco, CA 94104

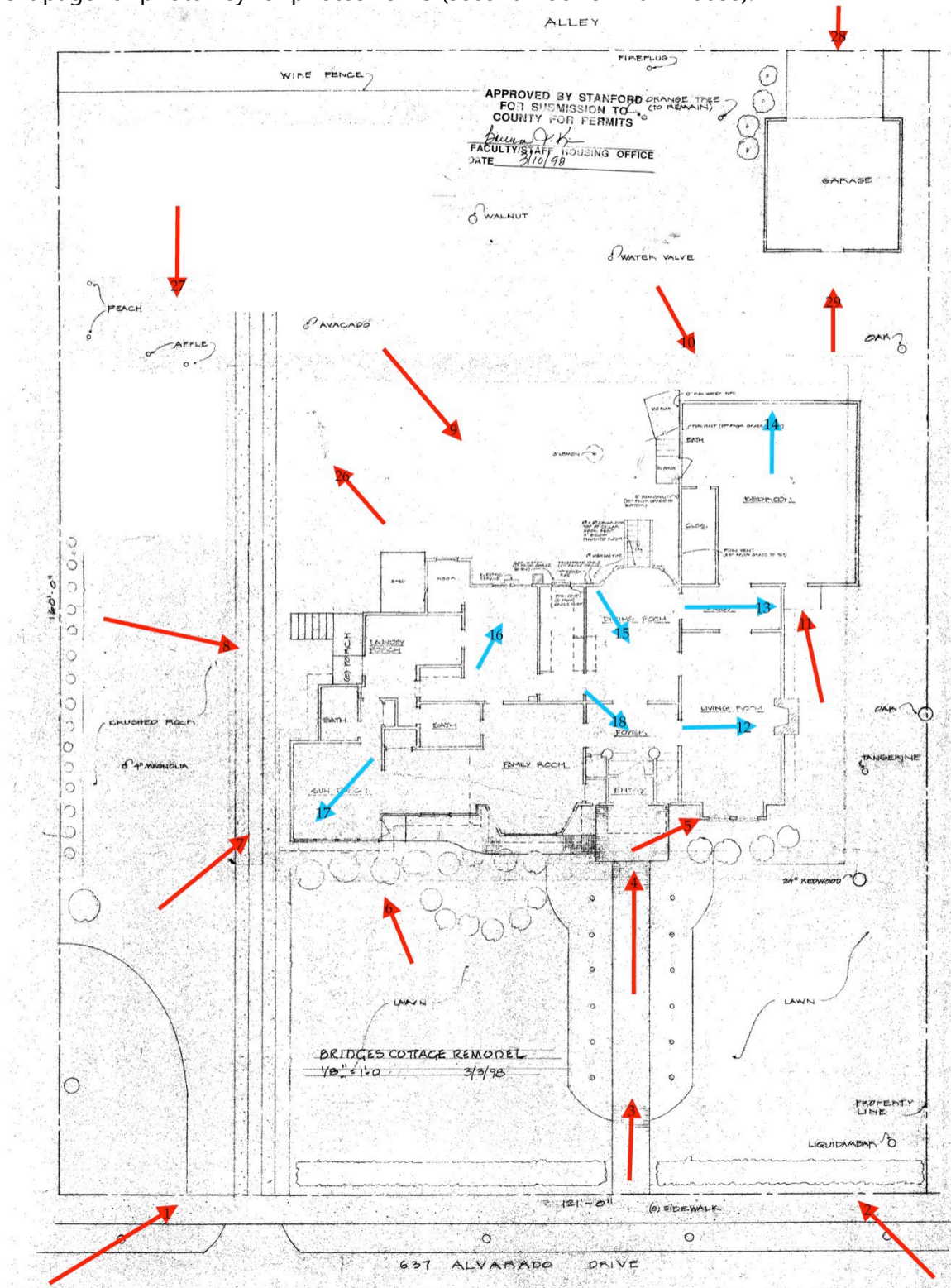
Number of Photographs: 29

Photographs: Photograph number corresponds to attached Photo Key Maps (see maps below)

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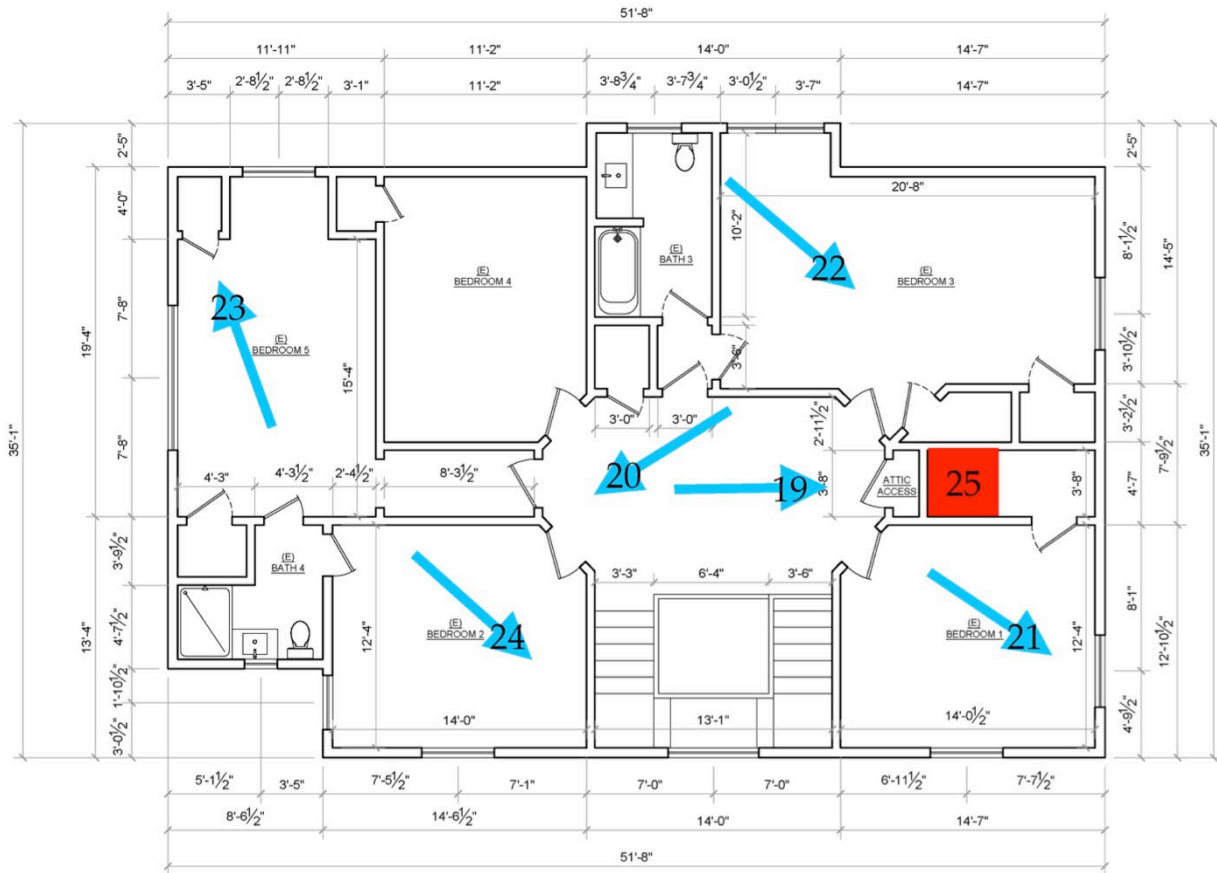
Photo Key Map. Red arrows indicate exterior site. Blue arrows indicate first floor interiors. See next page for photo key for photos 19-25 (second floor of main house).



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Photo Key Map. Second floor interior of main house. Blue arrows indicate second floor interiors. Red box indicates attic above.



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Photo 1 of 29 (CA_Santa Clara County_637 Alvarado Row_0001.tif)
Looking NE toward subject property from Alvarado Row, large stump to the left
(Hannah Goldman, 7/12/2022)

Photo 2 of 29 (CA_Santa Clara County_637 Alvarado Row_0002.tif)
Looking NW towards subject property from Alvarado Row (Hannah Goldman,
7/12/2022)

Photo 3 of 29 (CA_Santa Clara County_637 Alvarado Row_0003.tif)
Front elevation of 637 Alvarado Row from front walkway looking N (Hannah Goldman,
7/12/2022)

Photo 4 of 29 (CA_Santa Clara County_637 Alvarado Row_0004.tif)
Entry vestibule of main house, facing N (Hannah Goldman, 7/12/2022)

Photo 5 of 29 (CA_Santa Clara County_637 Alvarado Row_0005.tif)
Detail of exposed rafter tails on S elevation (Hannah Goldman, 7/12/2022)

Photo 6 of 29 (CA_Santa Clara County_637 Alvarado Row_0006.tif)
Sun porch addition (S elevation) on main house, facing N (Hannah Goldman, 7/12/2022)

Photo 7 of 29 (CA_Santa Clara County_637 Alvarado Row_0007.tif)
Sun porch addition (W elevation) on main house, facing NE (Hannah Goldman,
7/12/2022)

Photo 8 of 29 (CA_Santa Clara County_637 Alvarado Row_0008.tif)
W elevation of main house facing E (Hannah Goldman, 7/12/2022)

Photo 9 of 29 (CA_Santa Clara County_637 Alvarado Row_0009.tif)
Rear (N) elevation of main house with one-story addition, facing SE (Hannah Goldman,
7/12/2022)

Photo 10 of 29 (CA_Santa Clara County_637 Alvarado Row_0010.tif)
Rear (N) elevation of one-story addition showing detail of firewood cabinet, facing SE
(Hannah Goldman, 7/12/2022)

Photo 11 of 29 (CA_Santa Clara County_637 Alvarado Row_0011.tif)
E elevation of main house showing rear one-story addition, facing N (Hannah Goldman,
7/12/2022)

Photo 12 of 29 (CA_Santa Clara County_637 Alvarado Row_0012.tif)

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First floor, Living Room facing E (Hannah Goldman, 7/12/2022)

Photo 13 of 29 (CA_Santa Clara County_637 Alvarado Row_0013.tif)

First floor, Office facing E (Hannah Goldman, 7/12/2022)

Photo 14 of 29 (CA_Santa Clara County_637 Alvarado Row_0014.tif)

First floor, Owner's Suite facing N (Hannah Goldman, 7/12/2022)

Photo 15 of 29 (CA_Santa Clara County_637 Alvarado Row_0015.tif)

First floor, Central Parlor/Dining Room looking SE (Sebastian Di Tella, 8/8/2023)

Photo 16 of 29 (CA_Santa Clara County_637 Alvarado Row_0016.tif)

First floor, Kitchen looking NW (Sebastian Di Tella, 8/8/2023)

Photo 17 of 29 (CA_Santa Clara County_637 Alvarado Row_0017.tif)

First floor, Sun Porch looking SW (Hannah Goldman, 7/12/2022)

Photo 18 of 29 (CA_Santa Clara County_637 Alvarado Row_0018.tif)

First floor, Staircase to second floor looking SE (Hannah Goldman, 7/12/2022)

Photo 19 of 29 (CA_Santa Clara County_637 Alvarado Row_0019.tif)

Second floor, hexagonal Hallway facing E (Hannah Goldman, 7/12/2022)

Photo 20 of 29 (CA_Santa Clara County_637 Alvarado Row_0020.tif)

Second floor, hexagonal Hallway facing SW (Hannah Goldman, 7/12/2022)

Photo 21 of 29 (CA_Santa Clara County_637 Alvarado Row_0021.tif)

Second floor, SE Bedroom facing SE (Hannah Goldman, 7/12/2022)

Photo 22 of 29 (CA_Santa Clara County_637 Alvarado Row_0022.tif)

Second floor, NE Bedroom facing SE (Hannah Goldman, 7/12/2022)

Photo 23 of 29 (CA_Santa Clara County_637 Alvarado Row_0023.tif)

Second floor, NW Bedroom facing N (Hannah Goldman, 7/12/2022)

Photo 24 of 29 (CA_Santa Clara County_637 Alvarado Row_0024.tif)

Second floor, S Bedroom facing SE (Hannah Goldman, 7/12/2022)

Photo 25 of 29 (CA_Santa Clara County_637 Alvarado Row_0025.tif)

View of Attic showing redwood framing system and storage (Hannah Goldman, 7/12/2022)

Photo 26 of 29 (CA_Santa Clara County_637 Alvarado Row_0026.tif)

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View of back yard, facing NW (Sebastian Di Tella, 7/24/2023)

Photo 27 of 29 (CA_Santa Clara County_637 Alvarado Row_0027.tif)

View of back yard, facing S (Sebastian Di Tella, 7/24/2023)

Photo 28 of 29 (CA_Santa Clara County_637 Alvarado Row_0028.tif)

Stand alone garage, N elevation facing S (Sebastian Di Tella, 8/8/2023)

Photo 29 of 29 (CA_Santa Clara County_637 Alvarado Row_0029.tif)

Stand alone garage, S elevation facing N (Hannah Goldman, 7/12/2022)

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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