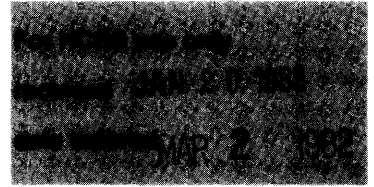


United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form



See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic *Building at* 27-29 Fountain Alley  
and/or common 27-29 Fountain Alley *JAN*

2. Location

street & number 27-29 Fountain Alley not for publication  
city, town San Jose vicinity of congressional district 10  
state California code 06 county Santa Clara code 085

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Fountain Lane Investors  
street & number 402 North Second St.  
city, town San Jose vicinity of state California *95112*

5. Location of Legal Description

courthouse, registry of deeds, etc. Santa Clara County Recorder's Office  
street & number 70 West Hedding Street  
city, town San Jose state California

6. Representation in Existing Surveys

title San Jose 1980 Survey Update has this property been determined eligible?  yes  no  
date 1980  federal  state  county  local  
depository for survey records San Jose Historical Museum  
city, town 625 Phelan Ave. San Jose state California

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## 7. Description

---

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date \_\_\_\_\_

---

**Describe the present and original (if known) physical appearance**

Located on Fountain Alley, one of San Jose's oldest streets, #27<sup>1</sup>/<sub>29</sub> is a rare example of an Italianate commercial structure in downtown San Jose. The building is squeezed between the massive Bank of America Building (1927) and a diminutive commercial structure with classical detailing (1889).

On a lot 23.5' x 57.15' , #27<sup>1</sup>/<sub>29</sub> is a three story brick masonry structure. The two-tiered slanted bays dominate the facade. Decorative trim is minimal, consisting solely of recessed panels above and below the double hung, one-over-one sash. Prominent cornices at the roof level and between the bays add definition to the floor divisions and roof line.

Altered in the past, the ground level commercial space consists of two windows flanked by the original entrance on the east end of the building and a modern entrance at the west end. The building is now undergoing rehabilitation. Upon removing the modern brick facing on the ground floor, three cast iron, engaged columns were uncovered. Located at the end corners and between the windows, these columns are of simple design and serve no structural purpose. As part of the renovation, the building has been painted brown, highlighted with orange trim. An effort is being made to retain the facade columns as part of the rehabilitation.

Detailing throughout the building's interior is simple. A fine pressed tin ceiling with deep cove cornice distinguishes the ground floor space, attesting to its commercial uses in the past. Turned balusters line the narrow staircase on the building's east side, which leads to the upper floors. Layout varies in the second and third floors, but in general the space is partitioned into small rooms. The partitions have been recently removed as part of the rehabilitation effort. All doors are pine with redwood panels. Moldings associated with the Queen Anne style (consisting of bull's eye corner blocks linked with channeled moldings) frame each door. Plain brick walls are visible at the north end of the building (rear). Iron shutters protect the door and window openings in the rear wall. Two skylights are located on the third floor.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Ca. 1884 Builder/Architect unknown

**Statement of Significance (in one paragraph)**

This small commercial building on Fountain Alley is architecturally significant as the sole representative of its particular late Victorian building type in downtown San Jose. The building is historically notable as well for its association with Fountain Alley itself, one of downtown San Jose's oldest streets.

Originally a one block lane, Fountain Alley was first known as Archer St., named for attorney Lawrence Archer who lived at the Second Street end. In 1854 William Campbell drilled an artesian well at First and Santa Clara Streets which flooded the area as far west as Market Street. To relieve the overflow, a ditch was dug down the alley to drain off the water.

On May 14, 1855 Frank Lightston, one of San Jose's first Yankee settlers, deeded the alley to the City. One year later City Alderman Moody proposed that the name should be changed to "Fountain" to reflect its connection to the well. Although officially known as "Fountain Street," San Joseans popularized the term "alley" and by the 1880's, local maps and signposts were termed "Fountain Alley". In 1861 Fountain Alley was one of the first streets in San Jose to enjoy gas street lamps.

Fountain Alley has been lined with commercial structures since the 1870's. Most prominent of these was an arm of the L-shaped McLaughlin and Ryland Building which commanded the southeast corner of First and Santa Clara Streets, and then turned down Fountain Alley to midblock.

Sometime between 1884 and 1889 the easternmost portion of the McLaughlin and Ryland Building was removed and the present structure was built. Italianate in design, the new building contrasted with the ornate Second Empire McLaughlin and Ryland Building, whose jaunty bow windows and wide cornices dominated the street until its demolition in 1926.

Italianate buildings were generally built during the 1870's in San Jose, thus this style was an unusual choice for a new building. The principal design focus and Italianate characteristic are the tiered slanted bays. Although San Jose has a few Italianate commercial structures dating to this period, none have bay windows which are paired and extend over one story. This treatment is reminiscent of San Francisco building types, and may reflect an effort to urbanize San Jose.

Kuchenbeiser and Son, a local foundry, cast the buildings iron columns. Their iron doors, shutters, and other architectural elements

# 9. Major Bibliographical References

Sanborn Fire Insurance Maps, 1884, 1889, 1901, 1921, 1930, 1945.  
Housed at San Jose Historical Museum 635 Phelan, San Jose  
(See Continuation Sheet)

# 10. Geographical Data

Acreeage of nominated property 1,338 sq. ft.

Quadrangle name San Jose West

Quadrangle scale 1:24,000

UMT References

A 10 5 96 31 00 41 32 6 18 0  
Zone Easting Northing

B              
Zone Easting Northing

C            

D            

E            

F            

G            

H            

### Verbal boundary description and justification

Lot number 38 of Block B.IR.2N. as laid down on that certain map found in Book 467, page 22, found in the Office of the Recorder of Santa Clara County. (See attached assessor's parcel map)

### List all states and counties for properties overlapping state or county boundaries

state 7/2 code county code

state code county code

# 11. Form Prepared By

name/title Urban/Rural Conservation for

organization David Neale, Fountain Lane Invest. date May 1980

street & number 12 South First St. #812 telephone 408 279-2144

city or town San Jose state California 95113

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature R. Mellon

title State Historic Preservation Officer date October 13, 1981

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>William H. Brauham</u>	date <u>3.2.82</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY
RECEIVED JAN 20 1982
DATE ENTERED

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

can be found in several old San Jose structures, including St. Joseph's Church. Cast iron features were popular at this time due to their low cost, production ease, and professed fire proof capacity.

The structure has served a variety of commercial uses over the years, the most significant being the J.L. Chargin restaurant which started in 1905. This usage continued unaltered for the next 30 years. Since 1935 the building's first floor commercial space has been used for several service-oriented businesses including a tavern, a liquor store; and most recently a beauty shop.

The building's second and third floors were originally used as lodging spaces and boarding rooms. At one time, the structure even had a second floor connector to the hotel immediately behind it along East Santa Clara Street. Since 1950 the upper floors have been vacant.

From 1965 to 1969 the ground floor commercial space was vacant. The most current use for the ground floor was as a beauty salon in 1969.

Therefore, because 27/29 Fountain Alley is the last of its stylistic type, once prominent in the 19th century, the building deserves listing on the National Register of Historic Places. The owner is currently rehabilitating the building for office use and plans to have the work certified for the tax incentives available.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED JAN 20 1982

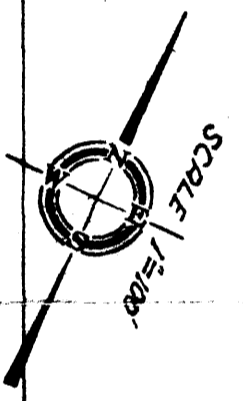
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

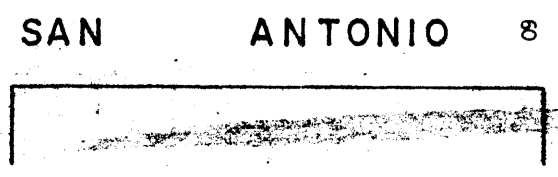
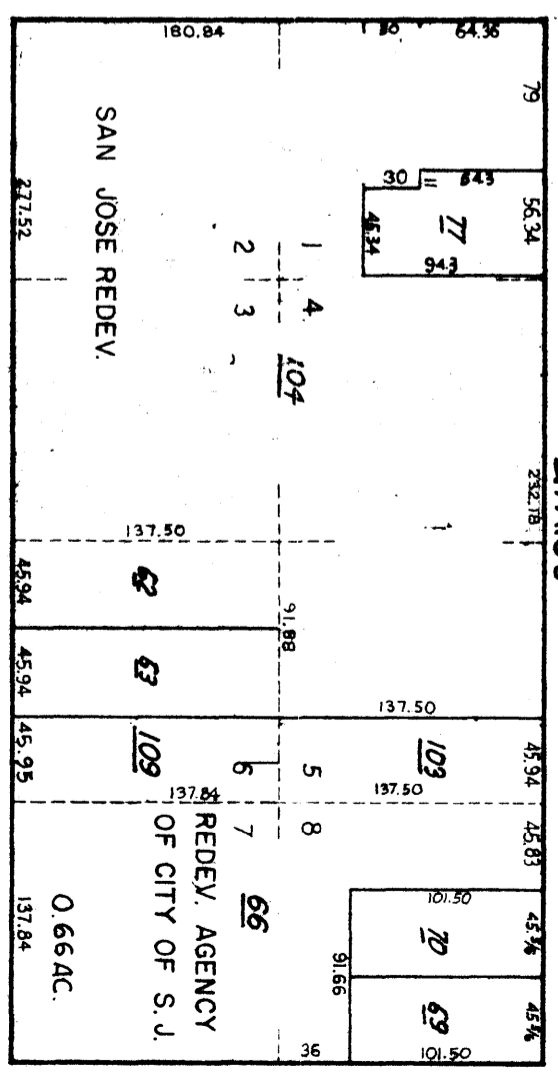
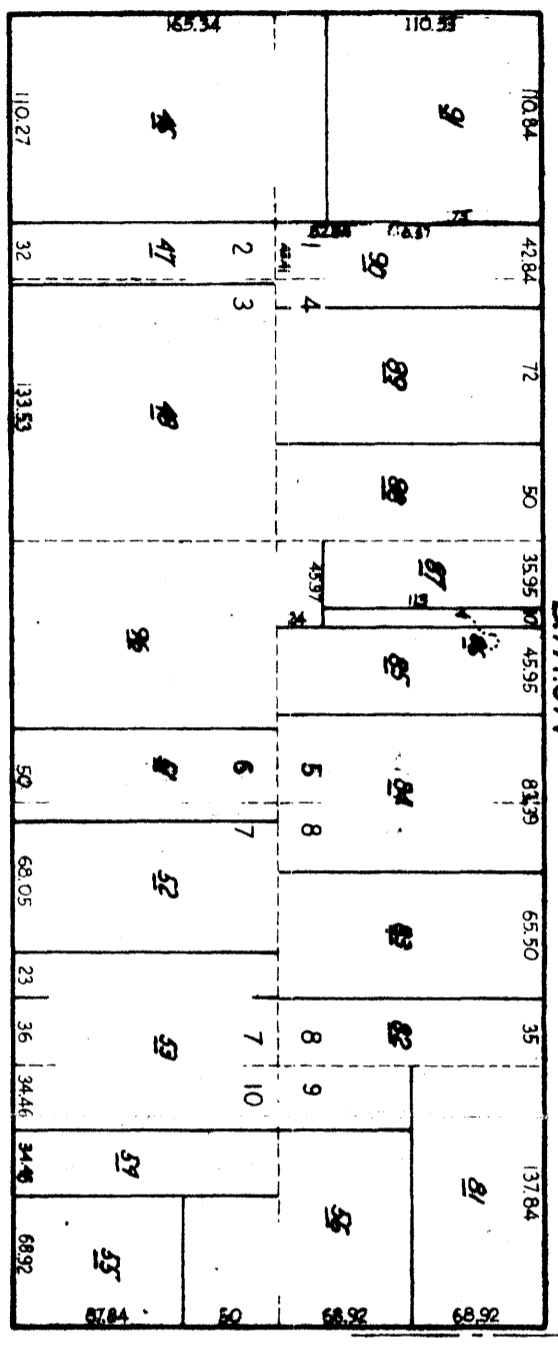
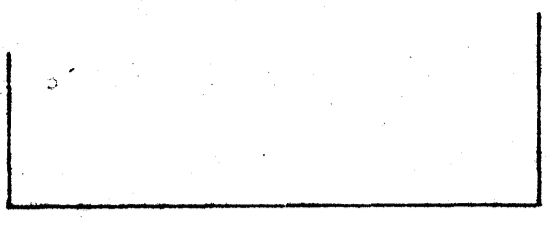
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San Jose Mercury News, 6-15-41  
San Jose News 6-18-71, 12-24-71, 9-14-73  
San Jose Historical Museum Photo Archive  
San Jose Historical Museum San Jose City Directories 1870-1970.  
Sawyer, Eugene, History of Santa Clara County, Calif. Historic  
Record Company, Los Angeles, 1922.



ALFRED E. CARLSON  
7-30-70-14

ALFRED E. CARLSON  
7-30-70-10



(21)

8 S. SECOND

B.I.R.2N.

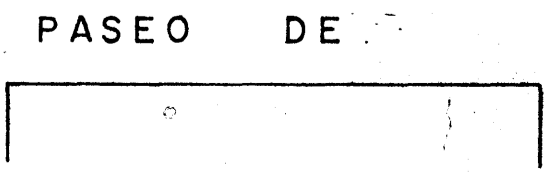
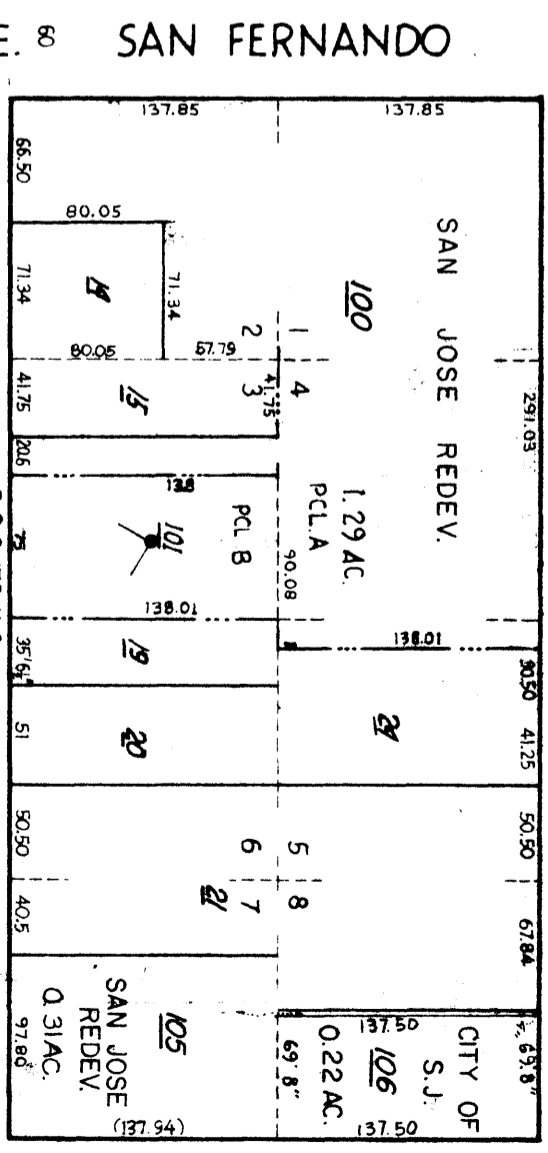
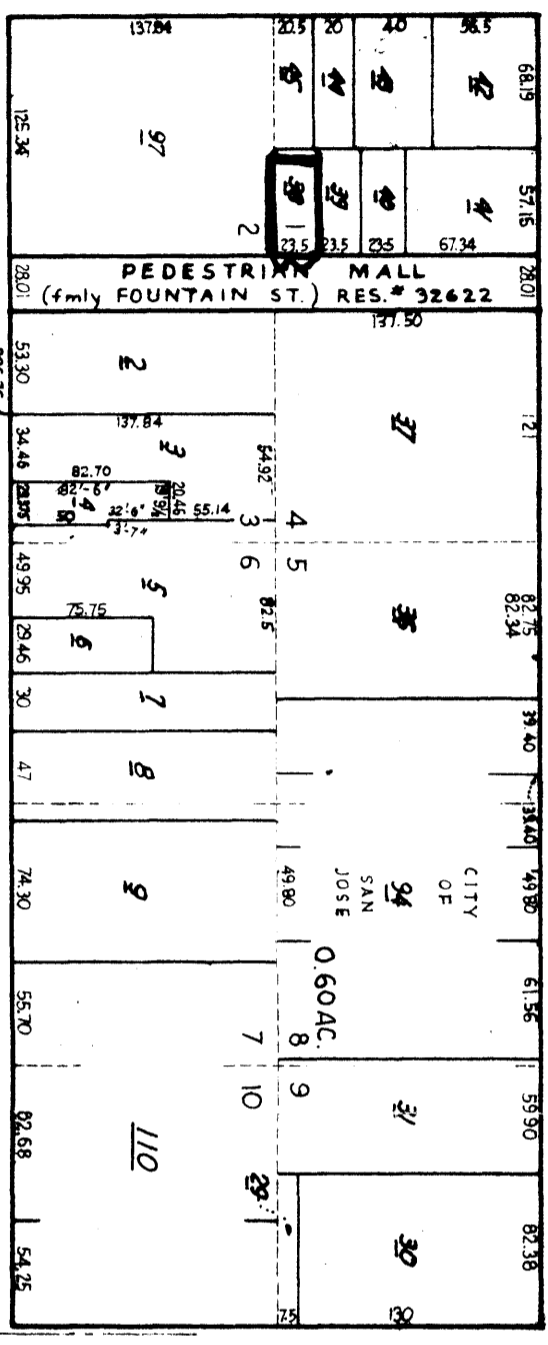
R.O.S. 270/18

8 ST. R.O.S. 419/12

(26)

27/29 Fountain Alley  
San Jose, Santa Clara Co.,  
California

100 E. SANTA CLARA



8 S. FIRST

8 ST.

POST ST.

259

COMPILED IN CONFORMANCE WITH SEC. 237  
OF THE REVENUE AND TAXATION CODE  
EFFECTIVE DATE MARCH 1, 1979  
ALFRED E. CARLSON-ASSESSOR