

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 Captain James A. Hamilton House
and/or common Tivoli Art Gallery

2. Location

street & number 2295 South Basom Ave. _____ not for publication
city, town San Jose unincorporated (County) vicinity of San Jose congressional district 13
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 checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Paul O. Bingham, et. al.
street & number 2599 Westgate Ave.
city, town San Jose _____ vicinity of _____ state California 95125

5. Location of Legal Description

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

6. Representation in Existing Surveys

title _____ has this property been determined eligible? yes no
date _____ federal state county local
depository for survey records _____
city, town _____ state _____

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Hamilton House is a two story (rear portion is one story) building surrounded by commercial development on a major San Jose thoroughfare. The area is zoned for commercial use and as a consequence, all of the residences which were once in the area have been demolished. The Hamilton House, however, remains as it did in the 1890's when it sat in the middle of a large parcel of some 10 acres surrounded by fruit trees. The boundaries of this proposed nomination encompass the remaining portion of this acreage. Presently, the building is operating as the Tivoli Art Gallery.

The front elevation of the Hamilton House consists of what appears to be two building phases, though it is unknown as to the exact evolution or number of design phases the house has undergone. The first building phase, or what appears to be the original design, was that of a typical Italianate residence, two story in height with tall slender Italianate proportions that included doors, windows, and the overall design treatment, capped by a hipped roof with wide overhanging eaves and plain broad soffit with exaggerated cornice brackets doubled at the corners. The first story contains an entrance door, off center to the right of the elevation with a transom. The second building phase incorporated Queen Anne features. The two-story box-like treatment of the original Italianate design was altered by the addition of a two story, gable roofed bay which reads as an essay in "multiple decorative planes". The entrance door described above was retained and a bay consisting of three windows was built out from the original wall plane. Extensive decorative detailing, Queen Anne in motif, ornaments this bay and will be discussed in the following paragraph. A hipped roof tops the first story porch and bay. Built onto portions of this porch roof area is a second story square bay and lattice enclosed porch. Again, this entire treatment is a later addition to the original Italianate design. A tall Italianate window opens onto a lattice enclosed porch. A rather unique treatment of the porch is seen in the circular openings cut into the lattice work. To the left of the porch is a square bay broken by paired, double-hung sash windows. Decorative eave brackets, paired at the corners create a transition from the wall plane to the eave overhang. A recessed shingled gable, with louvered vent framed by a carved eave line completes the front elevation of the design.

Special decorative features of the facade consist of turned porch posts and balustrade spindles, leaded, colored glass for window and door transoms, and beaded and beveled molding surrounding window and door openings. Rectangular shingles were laid over triangular shingles for a three dimensional effect, and eave brackets matched to porch post brackets complete the detailing.

Two building phases are present in the north elevation; one is the east end of the structure which consists of the original Italianate portion of the building while the west end is a later addition (date unknown) and reads as a separate architectural treatment. The original Italianate portion of the building will be described first. This north elevation is a simple two story treatment. A single, double-hung sash window is set toward the rear of the first wall. The second story is fenestrated by three double-hung sash windows. The eave treatment is the same as that on the west elevation. A chimney caps the roof ridge line. The exposed rear wall of this original portion of the

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INVENTORY -- NOMINATION FORM**

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building is punctuated by a window on each of the two stories. A metal gutter drain extends from the eave to the ground along the rear corner board.

The second part of the north elevation which appears toward the rear of the building reads as a one story gable roof extension with a central, corbeled, brick chimney, boxed cornice, plain wooden frieze, and small lattice venthole. Two double-hung sash windows fenestrate the wall plane. Ship-lap siding covers this rear extension of the building.

The south elevation consists of the original Italianate portion as well as the later addition to the rear of the building. The rear porch was expanded and extended outward (south) within the last year but was in keeping with the overall design of the building as exemplified in the lattice enclosed porch and turned posts and brackets. The Italianate portion of the design has a first story side porch with an enclosed square bay and hipped roof. Paired windows punctuate the side of the bay with each end broken by a single window. A door set into the south wall leads into the house; it appears that the present door is not original. A small single pane window surrounded by leaded glass breaks the wall plane toward the front of the elevation. Decorative features echo those on the facade; turned porch posts and brackets, baluster spindles, beveled window facings. The second story treatment of the south elevation is more plain than the decorative display on the first story. Three double-hung sash windows with flat facings fenestrate the wall. A wide overhanging soffit with paired corner brackets and a hipped roof completes the elevation. The rear addition to the original Italianate portion consists of shiplap siding on the wall plane punctuated with four tall, slender double-hung sash windows.

The west elevation of the building appears to be a complete facade treatment in-and-of-itself which was simply joined to the rear of the original Italianate design. Therefore, in reading the elevation, one finds no hint of architectural unity between the two building phases. The rear elevation reads as a one story gable roofed design with shed roofed front porch running the length of the facade. A boxed cornice and plain frieze board complete the gable end. A double hung sash window and door (doubled panel with glass) complete the fenestration. Four turned porch posts with brackets support the porch roof. A latticed railing has been added (1979) to the porch as have concrete steps.

A small outbuilding sits to the west (rear) of the Hamilton House. Functioning as a storage shed, the date of construction is unknown. A sliding door appears on the east side with a hinged door opening on the south side. The south side consists of board and batten siding while the remainder of the building has vertical siding. A shed roof tops the building. (The shed is an intrusion on the historic character of the house).

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1600-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1882

Builder/Architect

Statement of Significance (in one paragraph)

The Captain James A. Hamilton House is of both architectural and historical significance within the local context of Santa Clara County. The property was once part of a larger estate owned by Hamilton, master and captain of several sailing vessels, and noted horticulturalist. Architecturally, the home is a fine example of a Queen Anne farmhouse, and represents the only one of its kind within the present location surrounded by modern commercial land uses.

The historical significance of the Hamilton House relates to James A. Hamilton, Captain of several ships including the Charles W. Morgan. Born in 1826 in Portage City, Ohio, Hamilton left home at the age of 18 to become a sailor. His first post was out of New York on the whaling ship "Italy". In 1854 he became "master of vessel" and served aboard the Sheffield, Italy, and the Republic. He later was promoted Captain, and was to serve aboard the Charles W. Morgan, Sea Breeze, Prudent, Northern Light, and Emona F. Herriman. The most noteworthy of his ships was the Charles W. Morgan, famous for carrying the largest amount of whale blubber in a single voyage. The original ships logs kept by Hamilton aboard the Morgan are presently housed in the Whaling Museum in Mystic Seaport, Connecticut.

In 1868 Hamilton married Anna W. Thrum in the Sandwich Islands. The couple was to have three children, Edith, Augusta, and Robert. In 1882 Hamilton purchased his 21 acres of orchards in Santa Clara County and built his home. According to historical photographs of the Hamilton House dating to the turn-of-the century, the rear addition to the original Italianate structure was already present. By 1887, Captain Hamilton was to retire after taking ill on Japan Seas and soon thereafter was to become one of the most enthusiastic horticulturalists in Santa Clara County. Hamilton is no longer listed in City Directories (San Jose) beyond 1893.

The local architectural significance of the Hamilton House is noteworthy because the house was one of the outstanding farmhouses in Santa Clara County and nearby San Jose. Today, it is the only one of its kind within a densely built up commercial strip along a major thoroughfare. Because of the uniqueness today of Queen Anne farmhouses within urbanized areas, and because of the historical associations with a prominent Santa Clara County citizen, the James A. Hamilton House deserves inclusion on the National Register of Historic Places.

9. Major Bibliographical References

Bingham, Paul O. Current owner, interviews July & August, 1979.
 Campbell City Historical Museum, Central Ave. Oral history tapes, interview
 with Gilmore & Cecile Duncan.

see attached

10. Geographical Data

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

Acreage of nominated property 15,215 sq. ft. .34 acre

Quadrangle name San Jose, West

Quadrangle scale 1:24,000

UMT References

A

1	0	5	9	4	7	6	10	4	1	2	6	4	1	0
Zone		Easting				Northing								

B

Zone		Easting				Northing			

C

Zone		Easting				Northing			

D

Zone		Easting				Northing			

E

Zone		Easting				Northing			

F

Zone		Easting				Northing			

G

Zone		Easting				Northing			

H

Zone		Easting				Northing			

Verbal boundary description and justification

Lot number 141 as shown upon that certain Map entitled "Map of the Subdivision of the Estate of A. Johnson", which map was filed for record in the office of the Recorder of Santa Clara County, and found in Book 413 of Maps, page 43.

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

state _____ code _____ county _____ code _____

state _____ code _____ county _____ code _____

11. Form Prepared By

name/title Urban/Rural Conservation for Paul O. Bingham

organization _____ date Sept. 1979

street & number 28 North First St. #703 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 Kenneth Mellon

title _____ date 3/11/80

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I hereby certify that this property is included in the National Register

Sally G. DeLoe date 6/9/80
 Keeper of the National Register

Attest: [Signature] date 6-2-80

Chief of Registration

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(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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Campbell Press, April 19, 1979

Foote, H.S. Pen Pictures from the Garden of the World or Santa Clara California,
The Lewis Publishing Company, Santa Clara, 1888.

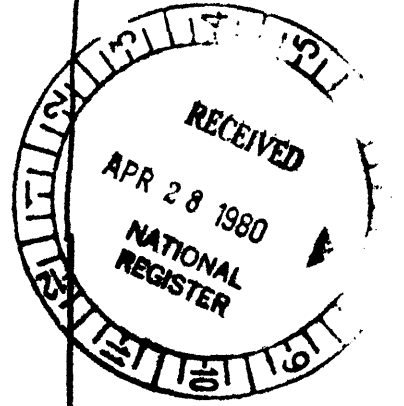
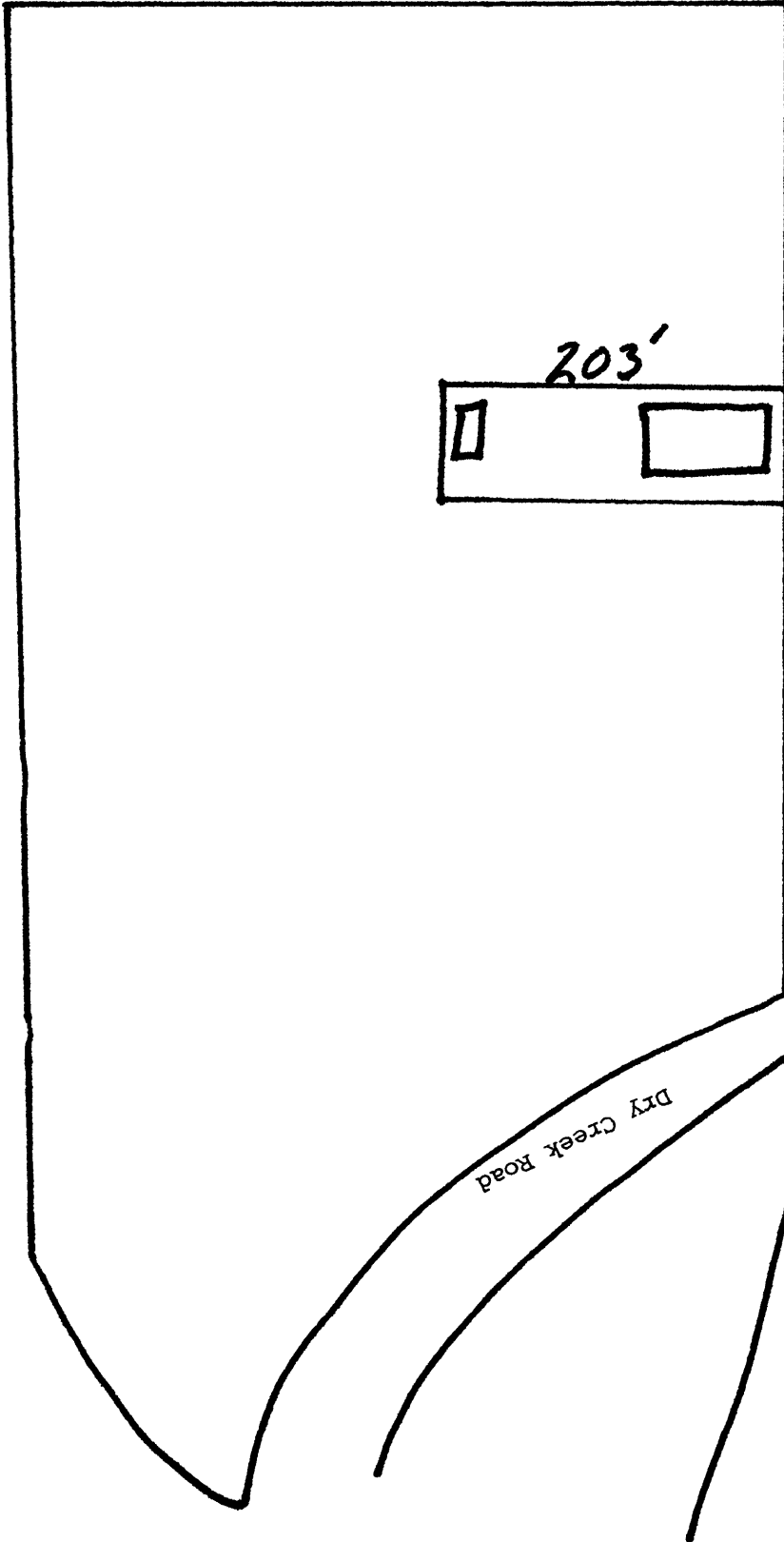
San Jose Mercury News, May 26, 1979

Whaling Museum, Mystic Seaport, Conn. Microfilm from original ship log.

CAPTAIN JAMES A. HAMILTON HOUSE SKETCH MAP



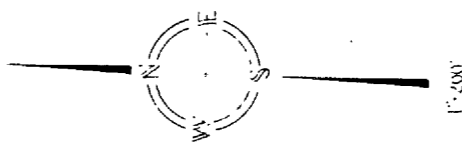
Apricot Ave.



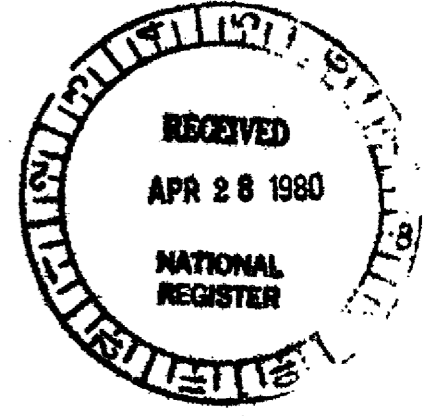
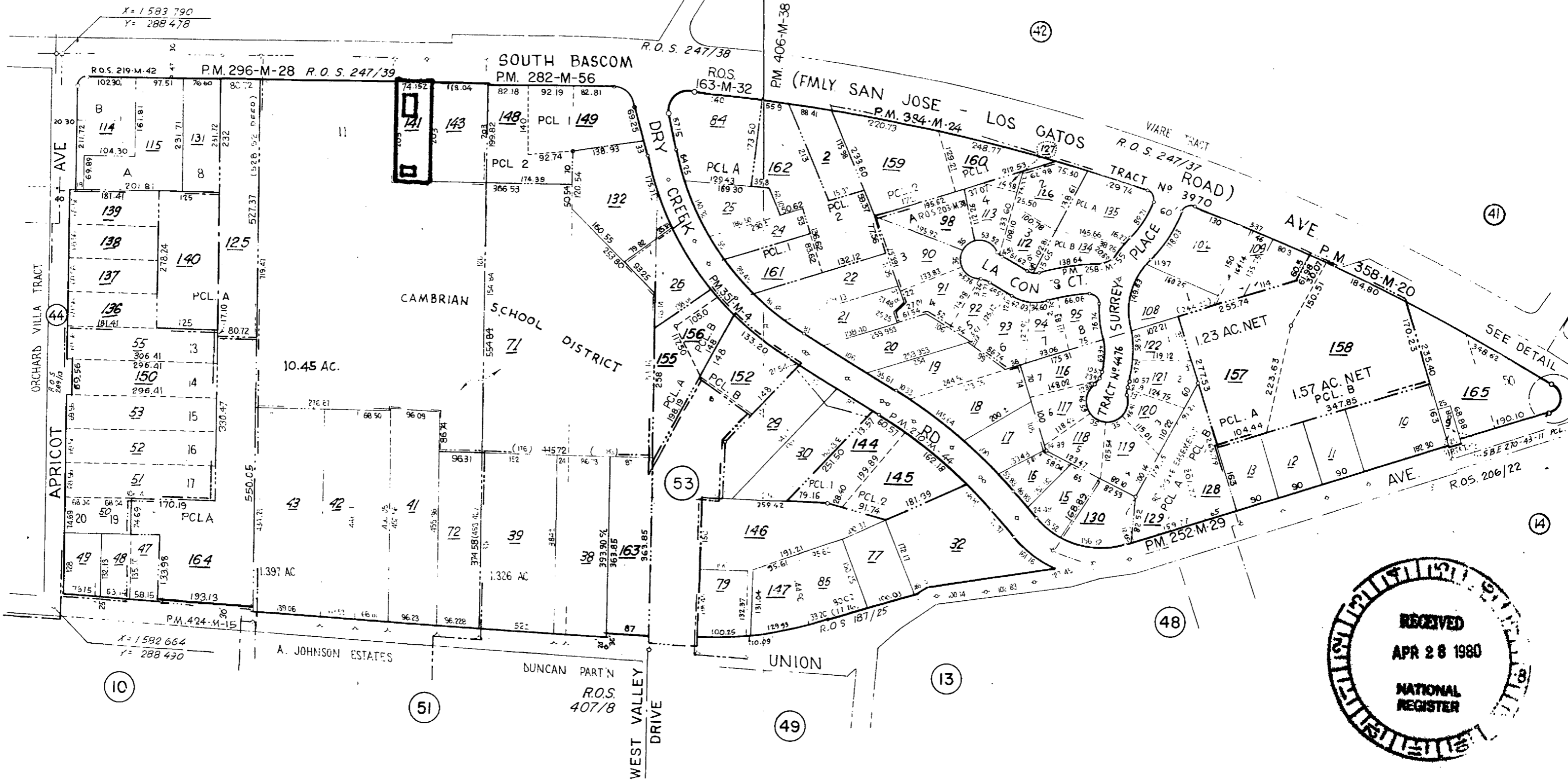
South Bascom (Formerly San Jose-Los Gatos Rd)



BK 288



X = 1583 790
Y = 288 478



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

JUN 9 1980