

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED DEC 29 1981
DATE ENTERED JAN 28 1982

**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 TROY LAUNDRY
AND/OR COMMON TROY LAUNDRY

RECEIVED
NOV 18 1980

2 LOCATION

STREET & NUMBER
722 ALMADEN Ave.

OHP

CITY/TOWN
SAN JOSE

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT
-10-

STATE
CALIFORNIA

VICINITY OF
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 FOUNTAIN REALTORS INVESTMENT CORPORATION

STREET & NUMBER
722 Almaden

CITY/TOWN
SAN JOSE, CALIFORNIA

VICINITY OF

STATE
CA 95110

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, Office of Recorder
REGISTRY OF DEEDS, ETC.

STREET & NUMBER
720 WEST HEDDING STREET

CITY/TOWN
SAN JOSE, CALIFORNIA 95110

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
1) / Santa Clara County Heritage Resource Inventory
2) / San Jose An Inventory of Historical & Architectural Heritage

DATE
1) October 75
2) 1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS
1)
2)

CITY/TOWN
1) San Jose California STATE
2) San Jose California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input 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 checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Troy Laundry Building is located on the east side of Almaden Avenue on approximately .43 acres which includes small side and rear yards and presently contains 11,000 square feet of building area.

The original structure was built in 1895. There were additions to the original structure with the major addition being constructed in 1922-23. Also during this expansion program the original boiler was replaced with a larger one and placed in its present location. The original building was a combination of one and two story wood frame construction and the additions were of the same type of construction.

The exterior is sheathed in horizontal wood siding and the roof is gabled, covered with wood shingles. All windows are double hung, except for fixed windows in the clerestory area of the north section. The parapet, or false front, rises in steps to conceal the gabled roofline and provide space for signage. A one-story area extends to the rear (east), housing the boiler and related facilities.

One feature of the major addition of 1922-23 was the use of post and beam construction in the production area to allow a large open space such as seen today in our industrial and manufacturing buildings. Also incorporated in this area was a clerestory section which provides natural light and ventilation.

A skylight was constructed to provide natural light for the steam engine which was located east of the clerestory area. The boiler was located next to the steam engine and was separated by a double brick wall. The double brick wall continued around the boiler to provide a separate boiler room.

The roof structure of the second story main building is in need of repair. Some time during the remodelling a column was removed causing some beams to deflect which caused the roof in this area to sag. Also, the building was constructed before seismic considerations were required. It is my opinion that these deficiencies can be repaired and the building restored to its former appearance.

8 SIGNIFICANCE

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

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"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1895, 1922

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Troy Laundry is significant as a landmark commercial operation in San Jose, operating continuously at this location from 1896-1979, as well as being a well-preserved example of late nineteenth century false-front wooden industrial architecture.

The Founder and owner for 40 years (1895-1938) was Charles Larnell Southgate (1862-1939), a native of Brooklyn, New York, who started a laundry the same year he arrived in San Jose, according to the 1894 city directory. Milton G. Fornia was his partner, with the laundry at the corner of Goodyear and S. First Streets until 1895 when Mr. Fornia moved to Oakland.

In 1895 Southgate, at age 33 entered partnership with Stiner G. Stinerson (July 1859- August 1936), a native of Postville, Iowa, who was the engineer of the Troy Laundry. Stinerson lived at the site next to the first Troy Laundry, 139 Grant Street, in 1895, while Southgate's residence was on Almaden (Orchard). An early photograph of the Laundry (C. 1896, enclosed) shows four company delivery wagons and partner, Stinerson, in the middle, in front of the new business.

The Troy Steam laundry competed with a number of San Jose laundries, including the Red Star, Temple, Consolidated, Diamond, Individual, and R. & W. Wet Wash. Its commercial customers were the leading concerns of the city; the Montgomery Hotel, Vendom Hotel, Costa Hotel, San Jose State University, many restaurants and the sporting houses. Laundry was shipped from distant places, including Lick Observatory, New Almaden mines, Watsonville, Gilroy, and Stanford University, and picked up by horse and wagons, and later locally designed trucks at the Southern Pacific Depot in San Jose.

Charles L. Southgate was the businessman of the partnership, a charter member in 1899 of the Elks Lodge of San Jose, and an active member of the Exchange Club, a San Jose service club. The laundry expanded and prospered under his guidance, with a major addition being made in 1922-23 by carpenter, Mike Solimine. Also in 1922 Mr. Southgate married (he had two sons by his first wife) a seamstress in his laundry and adopted her two daughters. The prosperous 1920's were followed by the depressed 1930's and a chart found in the laundry shows the profits each year.

In 1936 Stinerson died and Southgate died in 1939. In 1938, the year before Southgate's death the laundry was run by family members until 1946 when ownership passed into the hands of the Dalesandro family. Eva Dalesandro had worked in the office since 1942 were she met her husband Frank in 1945. They operated the laundry until both had died in 1966, when it was purchased in an estate sale by Norman Little, who continued to operate at a reduced level until selling out to Robert E. Fazo in 1979. Mr. Fazo plans to restore the building and use it for a commercial business.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Loomis, Patricia, "Troy Laundry", San Jose Mercury-News, Wed, Dec. 11, 1968. Two column news article by News Staff Writer.
2. Interview, taped April 11, 1980, of Mrs. Mary Astro Allegritti, 1629 York, S.J. 9512 granddaughter of lady who operated grocery across the street from the Troy Laundry (Mary worked in Laundry 1924-1927).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .43 Acres

QUADRANGLE NAME San Jose West

AGENCY REVIEWED
DATA NOT VERIFIED

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 10 598840 4131180
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

(See Continuation Sheet)

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/ ROBERT E. FAZO/Owner
2/ WARREN G. JACOBSEN/ARCHITECT

August 12, 1980

ORGANIZATION 1/ Fountain Realtors
2/ Warren G. Jacobsen, Architect

DATE

STREET & NUMBER 1/ 570 Newhall Street
2/ 410B Campbell Avenue

TELEPHONE (408) 998-4224
(408) 374-6480

CITY OR TOWN 1/ San Jose, California 95110
2/ Campbell, California

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

K. Mellon

TITLE *State Historic Preservation Officer*

DATE *10-13-81*

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Entered in the
National Register

DATE *1/28/82*

William E. Brown
KEEPER OF THE NATIONAL REGISTER

ATTEST
CHIEF OF REGISTRATION

DATE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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CONTINUATION SHEET

ITEM NUMBER 9

PAGE 1

MAJOR BIBLIOGRAPHICAL REFERENCES 722 Almaden The Troy Laundry

2. Cont: Interview by Robert E. Fazo, owner in 1979. (length of interview 30 min)
Mr. John Allegritti also interviewed 164 Duane S. J. 1905. # 266-3931
3. Obituary, SOUTHGATE, Charles I., Feb. 24, 1939, in San Jose Mercury Herald:
Saturday morning, February 25, 1939,
4. Obituary, STINERSON, Stiner G., August 17, 1936, in San Jose Mercury Herald:
Wednesday, August 18, 1936., page 22.
5. Phone conversation, San Jose Elks Lodge, B.P.O.E.
6. Phone Conversation, Daughter of Charles L. Southgate, Mrs. Iola Nolan, # 578-1646
Born 1910, with Tom M. King, June 24, 1980.
7. PHOTOGRAPH #1: Original Structure Built in 1895, with Stinerson.
8. PHOTOGRAPH #2: Taken 1920 in front of TROY LAUNDRY, Stella Guarino, who operated
a grocery across in the street.

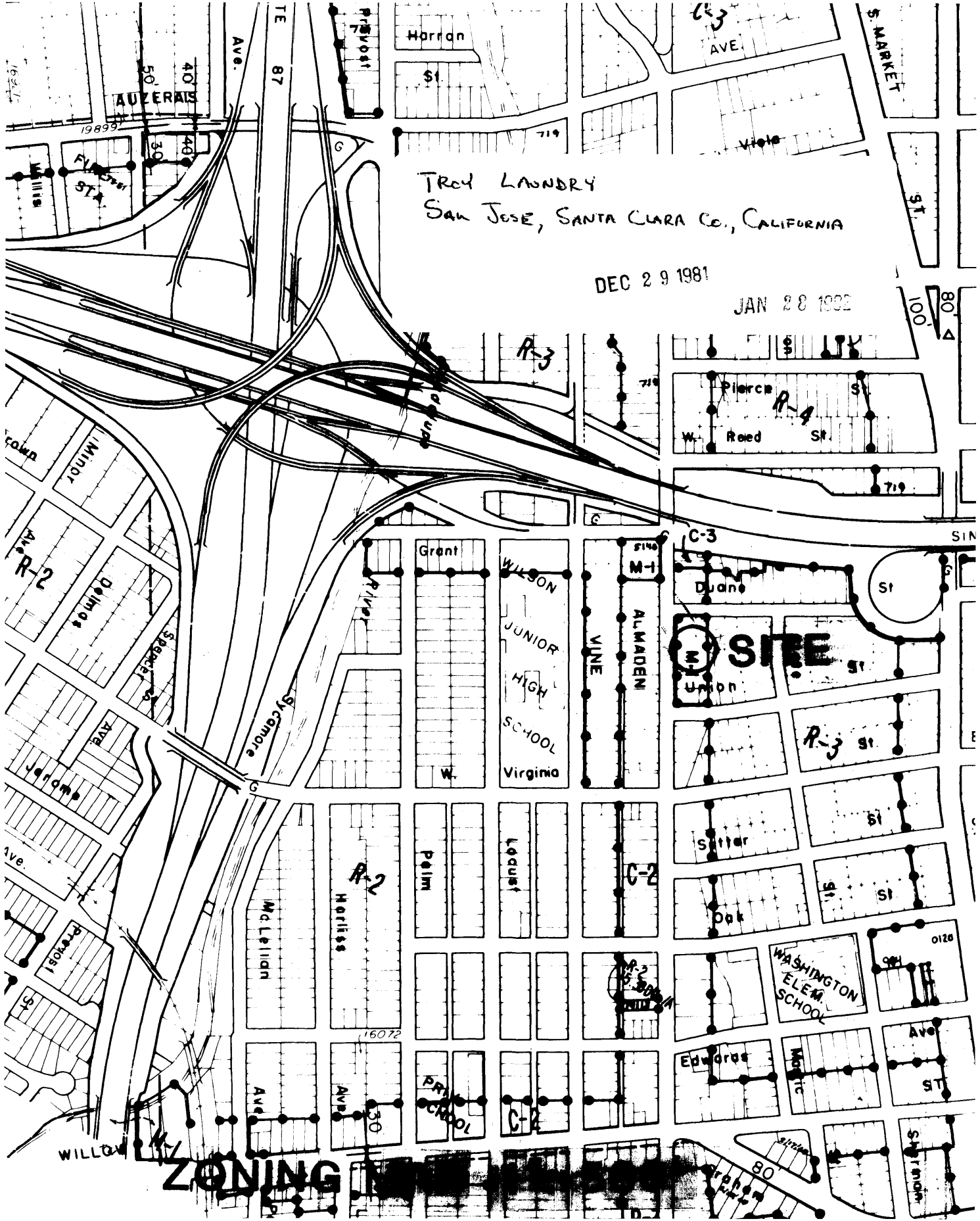
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CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

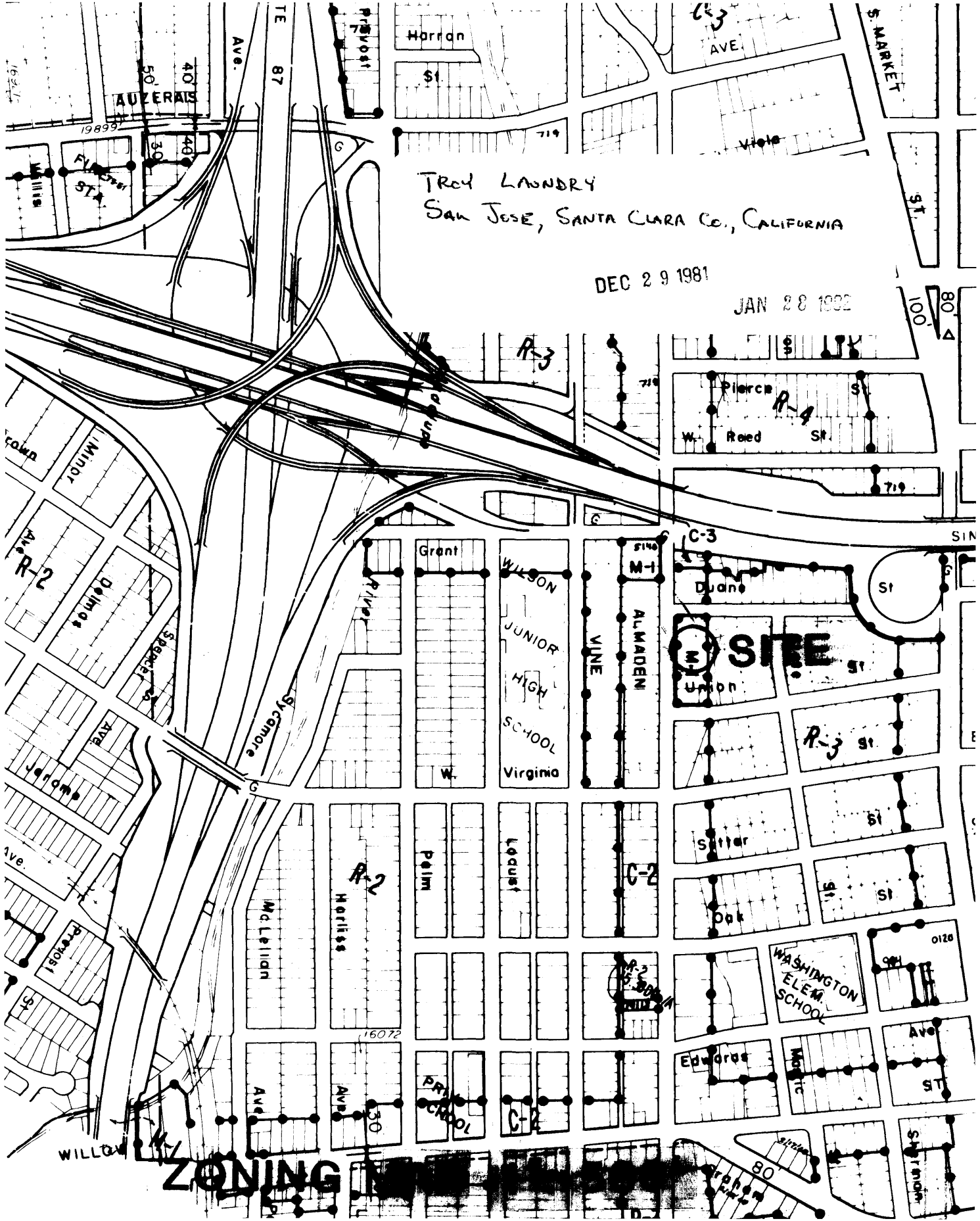
Beginning at a point in the Easterly line of Almaden Avenue, formerly Orchard Street, distant 80.0 feet Southerly from the intersection of Almaden Avenue, with the Southerly line of Duane Street, and said point of beginning being the southwesterly corner of Lot 18, as said Lot is shown upon the Map of the Acacia Lots; thence Easterly and parallel with the Southerly line of Duane Street, 125.0 feet to the Southeasterly corner of said Lot 18, and in the Westerly line of the parcel of land conveyed by S.G. Stinerson, et al, to Michele Solimine and Lucy Solimine, his wife, by deed dated June 9, 1920, and recorded June 11, 1920, in Volume 517 of Deeds, p. 316; thence South 30° 40' East, 19.65 feet to the Southwesterly corner of the parcel of land conveyed to said Michele Solimine et us, above referred to; thence South 88° 19' East, 59.33 feet to the Southeasterly corner of the land so conveyed to said Michele Solimine et ux, and in the center line of the Arroyo Tulares de las Canoas; thence along the center line of said Canoas, South 7° 54' East, 71.87 feet to the Northeasterly corner of land of Augustin Oliveri, and to the boundary line as established in the agreement dated May 4, 1903 and recorded July 2, 1903 in Volume 16 of Miscellaneous Records, p. 6, executed by Augustin Oliveri with S.G. Stinerson and C.L. Southgate; thence Westerly and parallel with said line of Duane Street, 147.49 feet to the Easterly line of Almaden Avenue; thence Northerly along said line of Almaden Avenue, 116.69 feet to the place of beginning.



TROY LAUNDRY
SAN JOSE, SANTA CLARA CO., CALIFORNIA

DEC 29 1981

JAN 28 1982



ZONING

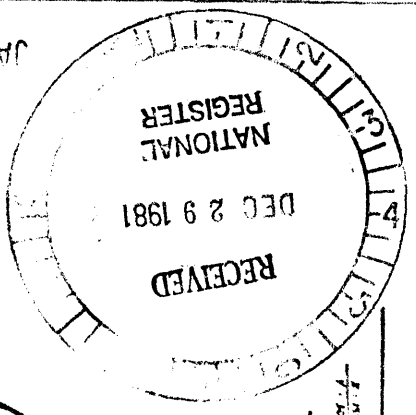
33

OFFICE OF COUNTY ASSESSOR - SANTA CLARA COUNTY CALIFORNIA

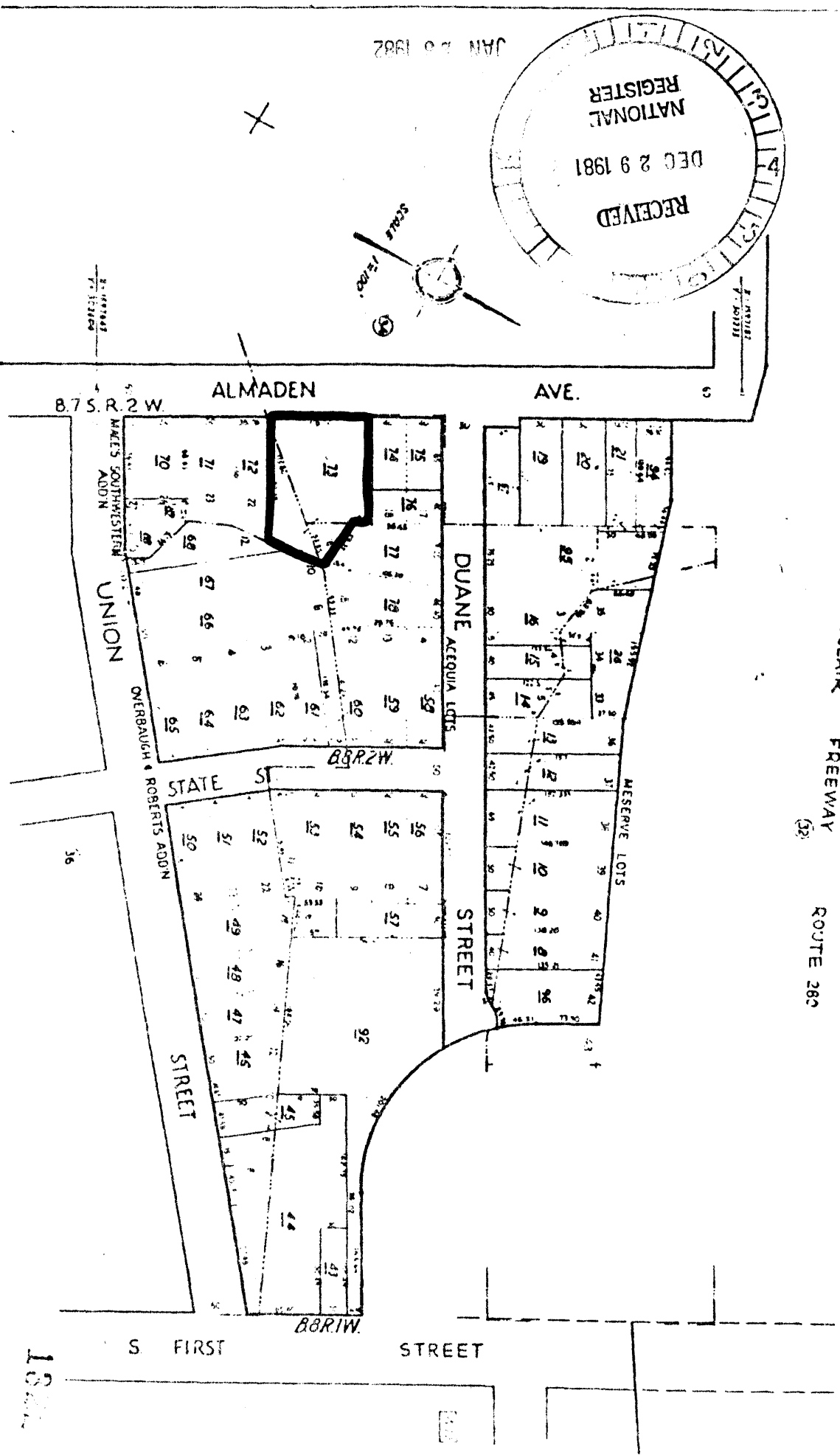
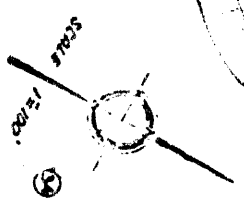
TRAY LAUNDRY
San Jose, Santa Clara Co., California

SINCLAIR
FREEMAN
ROUTE 280

264
33

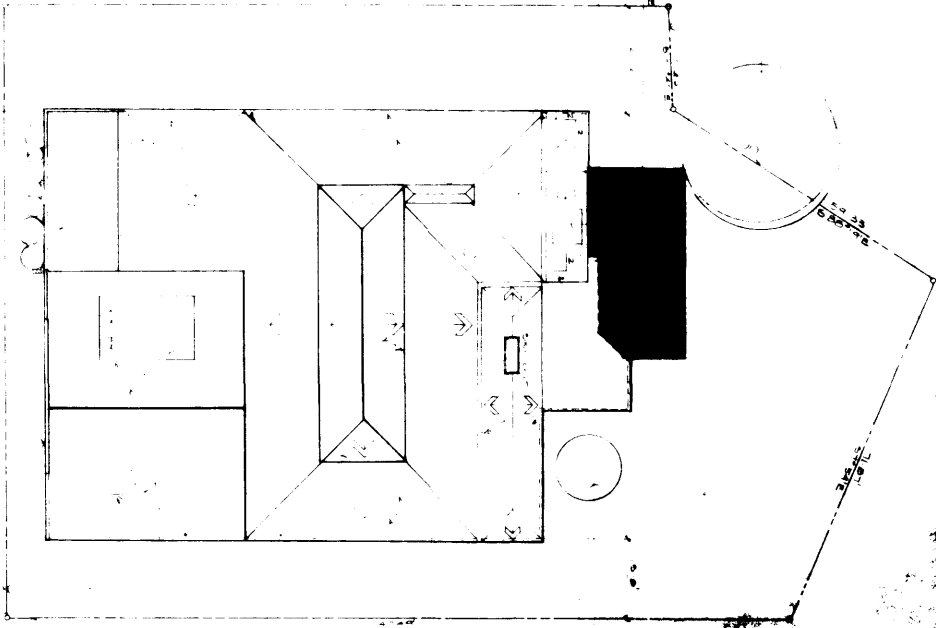


JAN 20 1982

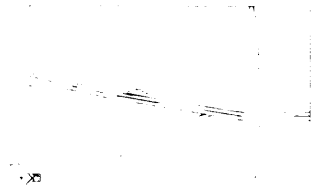


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SITE PLAN



LOCATION MAP



WARREN C. JACOBSEN ARCHITECT AIA 401 B EAST CAMPBELL AVENUE CAMPBELL, CALIFORNIA 95008 TELEPHONE (408) 374-6480

2018
SHEETS
A1

SITE PLAN, LOCATION MAP
1207 LAURERY

DATE

REVISIONS
NO DATE DESCRIPTION

DRAWN
CHECKED
ISSUED

