

United States Department of the Interior
National Park Service

773



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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Ernest & Emily Renzel House

other names/site number _____

2. Location

street & number 120 Arroyo Way

N/A not for publication

city or town San Jose

N/A vicinity

state California code CA county Santa Clara code 085 zip code 95112

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

Jensen Saunders
Signature of certifying official

8/6/10
Date

State Historic Preservation Officer
Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

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:)

for Edson H. Beall
Signature of the Keeper

9.23.10
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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Modern Movement: Ranch Style

Materials
(Enter categories from instructions)

foundation: Concrete

walls: Brick

Wood:Siding

roof: Composition

other: Chimney: Brick

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See Continuation Sheet

Narrative Description

See Continuation Sheet

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National Register of Historic Places Continuation Sheet

Name of Property: Ernest & Emily Renzel House

County and State: Santa Clara, California

Name of Multiple Property Listing (If applicable)

Section number: 7 page: 1

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Ernest and Emily Renzel House embodies, through its form and detailing, a distinctive early Ranch-style residence with a compatible Ranch-style addition. Ranch-style houses became extremely popular after World War II, but had their roots in custom regional design of the late 1930s. This house is a very early example, utilizing brick and wood siding, Modernist steel corner windows, and horizontal proportions beneath the deep eaves. Chester Root, a well-known local architect, used this mix of Modern and traditional materials and forms to create a distinctive, unified composition for the main house in 1939-40. The 1949 addition, by Kress & Gibson, is harmonious with the original design in massing, materials and features. The property is surrounded by much of its historic residential setting, including surrounding properties, of a similar scale and setback, mature trees and other landscaping, and adjacent houses of similar age and scale although of differing styles. The house, a two story structure enclosing a space of roughly 4700 square feet (including partial basement, garage and enclosed patio), is located at the extreme eastern border of the Naglee Park area of San Jose.

Narrative Description

The immediate setting for the house is a wooded, sloped lot along Coyote Creek. The land slopes steeply down from Arroyo Way to the creek at the rear of the property. The long, rectangular footprint of the house follows the brow of the hill; it is one story at the front and two stories at the rear. The parcel includes a moderately shallow, level front yard that faces Arroyo Way (nominally west). There is no sidewalk along the curving street frontage, and a recent split-rail fence follows the curb. An earlier section of grape-stake, split-rail fence remains near the northwest corner of the parcel. The front entrance of the house is roughly centered in the width of the house; the recessed porch is accessed by a wide, exposed aggregate-concrete walkway; a brick stoop is recessed at the porch. Most of the front yard is landscaped with shrubs and low plants set between mature trees, including redwood, birch, laurel, and pine. Stepping stones and a brick walkway meander through the landscaping. A brick retaining wall and steps provide access to the lower floor near the south corner of the house, and a concrete bench accents the path. A wide concrete driveway serves the two-car garage at the northern end of the house. The north side yard features a brick patio within a large, wooded open space at approximately street level. Terraces wrap the corner of the house and step down to the rear yard. To the south of the house is a relatively large side yard that includes a tall wood retaining wall; a set of steps leads to the rear yard. The rear yard includes an expansive concrete patio in a Modernist curvilinear form, interrupted by two small planting islands and discrete foundation planting areas. The patio is edged by the riparian landscape along Coyote Creek. The parcel crosses the creek and includes paths to the water.

The house is set into the hillside. The main wing is one story and strikingly low in proportion at the front, and an expansive two stories at the rear, with a unique two-story room that spans the main rear façade and extends toward the creek with an original shed-roof projection. The front of the house is shallowly "U"-shaped; it includes a main volume that is flanked by an original, projecting bedroom wing to the south and a projecting garage wing to the north.

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Narrative Description (continued)

The house is covered primarily by a low-sloped hipped roof, but the north end features a gable that connects to the hipped roof over the garage wing at the northwest corner of the house. At the south end of the original house is a large two-story addition. The front grade is somewhat lower at the addition, so the massing is more exposed. The addition features a walk-out, fully recessed corner room that was once an open, brick patio.

The deep eaves are boxed with v-groove soffits. The soffits project directly above the window line of the house, creating archetypal Modern low, horizontal wall proportions. The ends of the eaves incorporate integral metal gutters in a fascia shape. The roof is covered with new composition shingles. The central section of the original house is clad in full-height brick. In elegant contrast, the bedroom wing is clad in vertical wood siding above a brick wainscoting; the full-height brick wraps the corner and drops to the wainscot level under a corner window. Because of the wainscoting and soffit design, the windows in this wing are accentuated in a band. The garage and rear wings are clad in wide, horizontal wood lap siding. The southeast rear corner of the original house and the south addition are clad at the lower floor in horizontal lap siding, and at the main level with vertical siding; this design is a successful blending of the two end wings of the original house. The sill band that separates the vertical and horizontal siding is built up from simple flat boards in a 1930s stepped Modern pattern. The house is set on a concrete foundation, partially a slab. There are two large, brick chimneys; one partially projects from the rear two-story room and one from the front of the south addition. At the rear of the house are two sections of exposed rafter tails that project from the boxed eaves, at the two-story living-room wing and beneath the gabled roof at the north wing of the house.

Entry is through a low, recessed porch that features lap siding on the side walls inset within the brick front wall. The porch floor is brick and tile, and the ceiling is set only slightly below the level of the eaves. The front entry door is a simple mahogany flush door with a decorative knocker; it is flanked by unusual glass-block sidelights. The glass block has a horizontal ribbed pattern. Within the main wing, to both sides of the porch, are modest steel casement windows. One of the windows is a tripartite unit; another is paired, and a third is a single sash. At the prominent northwest corner of the bedroom wing, near the front door, is a corner window; this consists of a steel corner post, a tripartite unit facing front and a paired unit facing the side. Corner windows are Modern features that were first championed by Frank Lloyd Wright. This focal window is balanced by a simple paired unit to the south and a tripartite window around the corner, facing south. The original garage wing has a high, glass-block window facing south, toward the front door, and a single wood faced overhead door. The north side of the garage has a single window and a five-panel door. The north side of the house, the kitchen wing, includes an additional window, placed asymmetrically, and a corner window wraps from the north side to the rear of the house. More centered in the north wing of the rear façade is a tripartite window, at the main level. At the lower level is a five-panel door. The original, projecting rear wing is distinctive. A two-story room, with its shed roof, has a pair of asymmetrical full-height corner windows. These custom-designed and fabricated windows feature pipe columns at the outer corners and a large, 1x4 unit facing each side. At the north corner of the rear façade is a 3x4 unit, at the south corner facing rear is a 4x4 unit. A four-lite French door faces south, adjacent to the tall window unit. The upper story of the bedroom wing has a distinctive corner window (four sash facing rear and a tripartite unit facing the side) and a small paired unit facing the rear. At the lower level are paired units facing rear and side and a tripartite unit facing rear. The south addition steps back in plan at the rear, and features a full-width recessed porch, enclosed with glass in the early 1960s. The upper level has similar, but slightly different window patterns to the original bedroom wing; facing rear are high casement windows; facing the south side is a centered four-sash unit. The front of the addition features a wide brick chimney flanked by a high, small paired unit with textured glass and a larger casement unit to the south side. The front of the addition includes a two panel lower-level door sunk into the grade; it is accessed by a brick garden stair. The interiors include many exceptional original features, including main spaces that are integral with the character of the house. The paneled, two-story living room has a high sloping ceiling and is open to the upper public areas via a cantilevered,

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Narrative Description (continued)

angled balcony and a paneled straight stair. Beneath the balcony is a built-in cabinet area, with Moderne curved shelves and built-in full-width lower cabinet. The line of the lower cabinet flows into the minimalist design wide brick fireplace at a recessed firebox. The brick is very thin, and lay in a Modern stretcher bond with narrowly overlapping ends. The wall paneling and cabinetry consist of hardwood sheets with narrow battens. The dining room, an area open to the living room, also has built-in cabinets. It and the entry foyer share the same wall paneling as the living room below. There is pine paneling in the kitchen, original doors and trim throughout the house, and details include unique, original retracting screens, and a built-in brick barbeque wall in the addition.

Integrity and character-defining features: The property maintains its historic integrity as per the National Register's seven aspects of integrity. The house maintains its original location on Arroyo Way, in a small 1930s neighborhood between Coyote Creek and Naglee Park. The property is surrounded by a traditional residential setting to the east of downtown San José, including surrounding properties of a similar scale and setback and adjacent houses of similar age, scale, and design. The subject property, including both the original house and the addition that was built a decade later, retains its 1930s and 40s residential scale and feeling and continues, through its low massing and Modernist detailing, to illustrate its associations with the architectural work of the locally significant firms of Chester Root and Kress & Gibson. This residence has a distinctive character and composition that is expressed through its preserved materials, workmanship, and eclectic design.

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)

Property is:

- 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)

B: Politics/Government

C: Architecture

Period of Significance

1939-1950

Significant Dates

B: Politics/Government 1944-1948

C: Architecture 1939-1940 (Construction)

C: Architecture 1949-1950 (Addition)

Significant Person

(Complete only if Criterion B is marked above)

Renzel, Ernest (City Council, Mayor San Jose, CA 1944-1948)

Cultural Affiliation

N/A

Architect/Builder

Root, Chester (Original Construction, 1939-1940)

Gibson & Wheeler Inc. (Contractor, 1939-1940)

Kress & Gibson (Addition, 1949-1950)

Period of Significance (justification)

See Continuation Sheet

Criteria Considerations (explanation, if necessary)

See Continuation Sheet

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

See Continuation Sheet

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

See Continuation Sheet

Developmental history/additional historic context information (if appropriate)

N/A

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Name of Multiple Property Listing (If applicable)

Section number: 8 page: 4

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Ernest and Emily Renzel House is significant for its role as the home of Ernest Renzel, an important figure in San Jose political history, and as a distinctive early example of Ranch style architecture. Renzel became a member of the San Jose City Council during an important period of transition in city government, and was recognized as the main advocate for the creation of a municipal airport. Chester Root, a well-established Modernist architect working in the Bay Area, designed the building, integrating traditional and modern materials to fit the rustic setting of the property. Thus, the Ernest and Emily Renzel House is eligible for the National Register under Criteria A and C at the local level of significance, with a period of significance from 1939-1950.

Summary Paragraph: Politics and Government (Criterion A)

Ernest Renzel commissioned architect Chester Root to design the house at 120 Arroyo Way in 1939. He lived there during his tenures as a member of the San Jose Chamber of Commerce, member of the San Jose City Council and Mayor of San Jose. As a member of the Chamber of Commerce, in 1938, Ernie Renzel first envisioned a municipal airport for San Jose, and formed a committee of civic leaders to advocate for its development. He located 483 acres of the Crocker Estate north of the downtown, which had the capacity to serve this use, and on May 30, 1939, negotiated a purchase option at \$300/acre. He lead a voter campaign in 1940 that passed the first voter-approved bond issue in San Jose since 1911, to fund acquisition of the land for the future airport. Ernest Renzel was elected to the San Jose City Council in 1944 and served 4 years until 1948. He was selected as President of the Council in 1945, but was known unofficially as the Mayor of San Jose. After his tenure, the title of his office was changed to "Mayor" for subsequent officeholders. Under his leadership, the City exercised the option for the airport land, and by 1946 the first airplanes had landed. The San Jose Municipal Airport was dedicated the year after he left office in 1949. The existence of an airport infrastructure before the commercialization of the transistor and the invention of the integrated circuit was an important constituent in the ingredients that led to San Jose becoming the "Capitol of Silicon Valley" and one of the most creative and important economic centers in the world. In 2004, the City of San Jose recognized Ernie Renzel's visionary role in the early development of the airport by dedicating the "Ernie Renzel Airfield" in his honor. He is recognized today as "Father of the San Jose International Airport."

Summary Paragraph: Architecture (Criterion C)

The house at 120 Arroyo Way, designed and built in the period between 1939 and 1940 and then enlarged in the period between 1949 and 1950 is an Identified Structure (IS) to the Naglee Park Conservation Area and sits within a distinguished neighborhood of early-twentieth-century residences. The building has a distinctive character that is expressed through its preserved materials and overall design. The Renzel House represents a very early local implementation of a Ranch-style house within the early Modern Period. The house was featured in the local newspapers in 1941. The Renzel House is prominent within the context of houses in Naglee Park, and is a distinctive early modern house within greater San Jose. It remains today as a clear representation of its period, in both design and detailing, and is distinguished among many fine houses built with the neighborhood. The house clearly has historic, architectural, and aesthetic value of an historical nature. Its quality derives primarily from its distinction as an important architectural work due to its style and design.

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Narrative Statement of Significance (provide at least one paragraph for each area of significance)

Politics and Government

Ernest Renzel, Jr.'s grandfather, Conrad Renzel - who had arrived in California from Hannover, Germany in the 1850s - was an early San Jose baker and grocer who founded a wholesale grocery firm in 1885, later to be known as C. Renzel & Son. Following Conrad's death in 1898, his son E. H. Renzel continued to operate the company until 1905, when it incorporated as the Keystone Company, with E. H. Renzel as president. In 1909, Keystone reorganized and appointed William G. Alexander as president and E. H. Renzel and vice president, as it went into a rapid expansion period, building one of the largest coffee roasting facilities on the West Coast while also expanding its wholesale grocery business. In July 1922, E. H. Renzel, who had been heading the grocery division of Keystone, left the company with F. W. Withycomb to create a separate wholesale grocery operation, known as the E. H. Renzel & Co. The two companies remained separate until 1956, when Keystone re-entered the grocery business by acquiring the E. H. Renzel Company, which by then had become specialized in institutional and restaurant food supply. Ernest (Ernie) H. Renzel, Jr. (1907-2007), went to work for E. H. Renzel & Co. after graduating from Stanford in 1929, and eventually rose to be president of the company. He married his wife Emily in 1935. In the late 1930s, then working as a manager for the company, Ernie became actively involved in community issues. As a member of the Chamber of Commerce in 1938, he first envisioned a municipal airport for San Jose, and formed a committee of civic leaders to advocate for its development. He located 483 acres of the Crocker Estate north of the downtown, which had the capacity to serve this use, and on May 30, 1939, negotiated a purchase option at \$300/acre. He led a voter campaign in 1940 that passed the first voter-approved bond issue in San Jose since 1911, to fund acquisition of the land for the future airport. During most of the *Interwar Period* (1919-1945), construction of city infrastructure had lagged far behind urban growth. It has been well documented and was publically known at the time that local politics during this period was controlled by an outside political boss, Charlie Bigley. The new city charter that took effect in 1916 eliminated the position of mayor and vested authority under a council-appointed city manager, and Clarence Goodwin, who would take office as manager for 24 years, was appointed in 1920. During the early years of the Second World War, a young generation of reformists formed the "San Jose Progress Committee" to develop a slate of candidates for the San Jose City Council, which at that time had six of seven seats open for election. With Roy Rundel, Fred Watson, James Lively, Benjamin Carter, and Albert J. Ruffo, Ernest Renzel, Jr. joined to form a slate and reformist platform, advocating for more investment in the city's inadequate infrastructure, and long-range planning for growth in the post-war period. Renzel was top vote getter in the 1944 election for city council, and in 1945 was appointed as City Council president, a position that he moved to have renamed mayor at the end of his term. In 1946 Renzel turned the job as unofficial mayor to his colleague, Al Ruffo. Ernie then completed the remainder of his four year council term, bowing out of politics in 1948. Under Renzel's leadership, the long-term public safety officials were removed as well as City Manager Goodwin. Under new acting City Manager John Lynch, the City quickly reconstituted itself to prepare itself for the rapid expansion that would later occur during the City's management under Anthony "Dutch" Hamman. After his term as Mayor of San Jose, Ernest Renzel continued his involvement with the airport, as the Chamber's Airport Committee evolved into the future Airport Commission, on which he was appointed until 1977, serving for 28 years. In 2004, the City of San Jose recognized Ernie Renzel's visionary role in the early development of the airport by dedicating the "Ernie Renzel Airfield" in his honor. He is recognized today as "Father of the San Jose International Airport."

While a visionary in the development of the airport, and a reformer during a time of change in local politics, Ernest Renzel, Jr. and his wife Emily were also both recognized for their contributions to the community in many areas. They were both instrumental in the establishment of Kelley Park, loaning the City of San Jose money in 1951 to insure timely purchase for the land, and Ernie is also responsible for the formation of the City's Historic Landmarks

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Commission serving as its commissioner from 1967-1970. He also served as the Commissioner of the Housing Authority of the County of Santa Clara. Ernie served as thirty-second President of the Rotary club of San Jose in 1945 and later as its Director. He also served as foreman of the Santa Clara County Grand Jury in 1970, and was on the Board of Directors of the San Jose Hospital, San Jose Art Museum and the Community Foundation. They were both active in fund-raising for local nonprofits, and were strong supporters of the arts and protection of the valley's natural environment.

Architecture

The house located at 120 Arroyo Way was constructed in late-1939-early-1940 for Ernest H. Renzel, Jr. and his wife Emily. The property is a portion of Lot 25 of Tract 39 (Arroyo Terrace) which was surveyed by the Herrmann Bros. in 1936 (Maps 1:26 & 27). This survey covered an easterly part of the neighborhood known as Naglee Park (east of South Seventeenth Street, South of San Antonio street, and to the center of the Coyote Creek), and was owned by the Naglee Park Improvement Company in 1905 when sold to Thomas Derby (Deeds 290:189). Naglee Park is a 140-acre neighborhood that was once the estate of General Henry M. Naglee, a veteran of the Civil War and local property developer during the later part of the nineteenth century. Although originally platted within the 84-block unrecorded Naglee & Sainsevain's Addition, the estate was re-surveyed in the early twentieth century. The first phase, between East Santa Clara and East San Antonio Streets was subdivided by the Naglee Park Improvement Company; Thomas Robins as president at the time of the recording of the tract. Established as a prestigious urban residential subdivision with many architect designed homes and recorded deed restrictions governing use, house siting and cost, it was mostly built-out by the beginning of World War II. During the late 1970s, it was identified as a potential conservation area by the City of San Jose, and designated as such in the 1980s.

The Firm of Higgins and Root

Chester Root is the architect of record according to a family informant. The firm of Higgins and Root (William L. Higgins and Chester Root) was formed in the 1930s in San José and is attributed to a significant body of work throughout the county in the post-World War II period through the 1970s. In the 1930s, William L. Higgins went to work at his father's firm of Wolfe & Higgins. Following the death of his father in 1936, Higgins brought in Chester Root, who joined the firm as the architect of record. In the five-plus years prior to the beginning of World War II, the firm established itself as one of the earliest "modernist" firms in the area, and after the war developed a substantial body of work including many local school buildings, churches, banks, public and industrial buildings and structures. Chester Root was educated in architecture at the University of California, Berkeley and earned a masters degree at Harvard in 1930. He worked for a time in New York for Grosvenor Atterbury and returned west in 1935. During his career, he was a long-time civic leader, serving on numerous non-profit boards, and was the first architect appointed to the Santa Clara County Planning Commission. He became a Fellow of the American Institute of Architects, and helped form the local AIA chapter in Santa Clara Valley, and was their first president after serving as the president of the Central Coast Counties Branch Chapter of the AIA. The work of Higgins and Root during the thirty years following the war was rooted in the evolving modern movement in architecture. Buildings designed by the firm have a strong sense of functionalism and are related to the Second Bay Region style.

Period of Significance (justification)

Politics and Government: 1939-1948, the period in which Ernest Renzel was a member of the San Jose City Chamber of Commerce followed by his tenure on the San Jose City Council and as Mayor of San Jose. During this period, he was instrumental in the creation of the San Jose International Airport.

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Section number: 8 page: 7

Architecture: 1939-1940, the period in which the residence was designed by Chester Root and built by the firm of Gibson and Wheeler. 1949-1950, the period in which the residence was expanded in size by architects Kress & Gibson.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)
Maggi, Franklin., Form DPR523 for Ernest & Emily Renzel House, 120 Arroyo Way
Form DPR523 (above) called out the following sources:
Barrett, D., *A Century of Service*, 1977.
Douglas, J., *Historical Footnotes of SCV*, 1993.
Down, H.J., The Historical Background of Keystone Coffee, *Santa Clara County Business*, May-June 1978.
San Jose Building Permits.
San Jose City Directories, 1939-1978.
Sanborn Fire Insurance maps, 1939-1962.

Santa Clara County Clerk-Recorder, Deeds, and Maps.
Ernie Renzel Papers, History San Jose Research Library
Peyton, Wes: San Jose: A Personal View
Personal conversation with Jennifer Renzel
Mineta, San Jose International Airport Presentation: The New Airport, A Major Upgrade for Silicon Valley
Mineta, San Jose International Airport Presentation: Airport Facts and Figures
Various San Jose Newspapers including the San Jose Mercury News

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 # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Approximately 2/3 acre
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>10S</u>	<u>599970</u>	<u>4133260</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

See Continuation Sheet

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Verbal Boundary Description (describe the boundaries of the property)

Beginning at 2" x 3" stake set in the Northern line of Arroyo Way distant thereon N. 73° 20' E. 154.73 feet from the point of intersection of the Easterly line of Seventeenth Street with said Northerly line of Arroyo Way as shown on the Map of Tract No. 39, Arroyo Terrace recorded in Vol. 1 of Maps, Page 26 and 27 in the office of the County Recorder of Santa Clara County, California, said point of beginning being also the Westernmost corner of Lot 25 as shown on said Map, running thence Southeasterly along the Northerly and Easterly lines of said Arroyo Way as shown on said Map, curving to the right on a curve of 152.39 feet radius (the center point of which curve bears S. 16° 40' E. 152.39 feet) through an angle of 64° 48' for an arc distance of 172.35 feet to a 2" x 3" stake marked "BC", thence tangent to said curve S. 41° 52' E. 110.44 feet to a 2" x 3" stake marked "EC", thence curving tangentially to the right of a curve of 538.50 feet radius through an angle of 16° 04' for an arc distance of 151.01 feet to a 2" by 3" stake marked "BC"; thence leaving said line of said Arroyo Way and running N. 69° 48' E. 127.88 feet to a point in the centerline of the Northwesterly along said centerline of said Coyote Creek and along said Easterly line of said Lot 25 as shown on said Map the two following courses and distances: N. 32° 28' W. 272.75 feet and N. 48° 42' W. 105.89 feet to the Northernmost corner of said Lot 25; and thence leaving said Creek and running Southwesterly along the Northerly line of said Lot 25, S. 73° 20' W. 234.71 feet to the point of beginning and being a part of said Lot 25 of said Tract No. 39, Arroyo Terrace as shown on said Map recorded as aforesaid.

Excepting therefrom that portion described as follows:

Beginning at the stake marked BC standing on the Northeasterly line of Arroyo Way, at the most Southerly corner of that certain Parcel of land described in the Deed from Charles C. Derby and Mary C. Derby, to E.H. Renzel, Jr. dated July 24, 1936, and recorded August 12, 1936 in Book 785 of Official Records, Page 165, Santa Clara County Records, running thence along said line of Arroyo way on a curve to the left from a tangent bearing N. 25° 48' W. with a radius of 538.50 feet thru an arc distance of 151.01 feet to a stake marked E.C> thence leaving said line of Arroyo Way and running parallel with the Southeasterly line of so conveyed to Renzel, N. 69° 48' E. 130 feet, more or less, to the Northeasterly line of Lot 25, as shown on the Map of Tract No. 39, Arroyo Terrace, of record in Book 1 (one) of Maps, Pages 26 and 27, Santa Clara County Records, California, thence along the Northeasterly line of said Lot 25 and center line of Coyote Creek as shown on said Map, S. 32° 28' E. 147 feet, more or less, to a corner in said Northeasterly line of said Lot 25, and most Easterly corner of land so conveyed to Renzel; thence leaving said center line and running S. 69° 48' W. 127.88 feet to the point of beginning, being a part of Lot25, of said Tract No. 39 Arroyo Terrace, as shown on said Map recorded as aforesaid.

Boundary Justification (explain why the boundaries were selected)

The described boundaries delineate the parcel associated with the structure in the property tax records:

Santa Clara County Assessor's Parcel Number: 467-29-027,
Northeast side of Arroyo Way, East of South Seventeenth Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

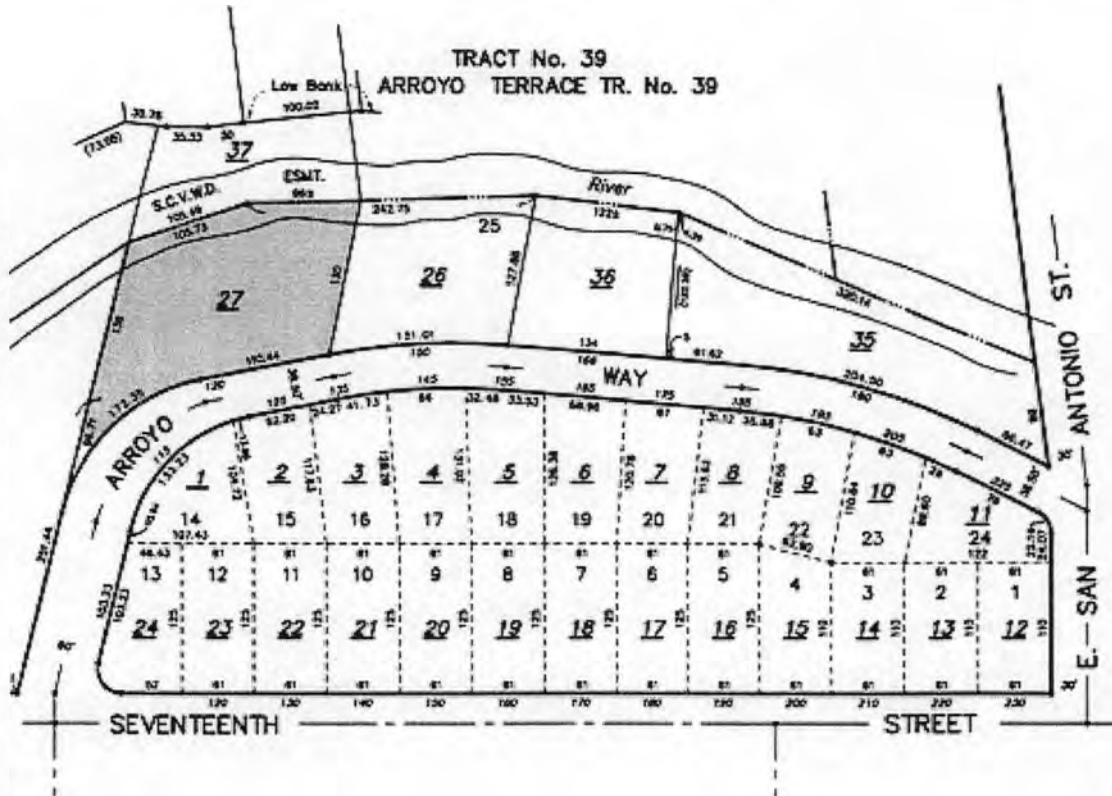
Name of Property: Ernest & Emily Renzel House

County and State: Santa Clara, California

Name of Multiple Property Listing (If applicable)

Section number: 10 page: 9

Boundary Map



Boundary Justification (explain why the boundaries were selected)

See Continuation Sheet

11. Form Prepared By

name/title Donald Lieberman
organization N/A date 9/5/09
street & number 120 Arroyo Way telephone 510-979-3203 (Daytime)
city or town San Jose state California zip code 95112
e-mail dlandpl@comcast.net

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

See continuation sheet.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Lieberman/Long Revocable Trust (Donald Lieberman and Patricia Long)
street & number 120 Arroyo Way telephone 408-286-1890
city or town San Jose state California zip code 95112

Paperwork Reduction Act Statement: This information is being collected for applications 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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Ernest & Emily Renzel House

County and State: Santa Clara, California

Name of Multiple Property Listing (If applicable)

Section number: Additional Documentation page: 10

Photo Log

All color and black and white photos were taken by Donald Lieberman. There are no negatives; all were photographed with a digital camera.

All photos were taken at:

120 Arroyo Way, San Jose, CA 95112
Santa Clara, County

Color Photographs (6 Photos):

CA_Santa Clara_Renzel House_0001: 9/6/09, 120 Arroyo Way, Front, Approximately Viewing East

CA_Santa Clara_Renzel House_0002: 9/6/09, 120 Arroyo Way, Front, Approximately Viewing North

CA_Santa Clara_Renzel House_0003: 9/6/09, 120 Arroyo Way, Front Door, Approximately Viewing North-East

CA_Santa Clara_Renzel House_0004: 9/6/09, 120 Arroyo Way, 1949-1950 Addition, Approximately Viewing North-East

CA_Santa Clara_Renzel House_0005: 7/26/09, 120 Arroyo Way, 120 Arroyo Way, Rear, Approximately Viewing North-West

CA_Santa Clara_Renzel House_0006: 7/26/09, 120 Arroyo Way, 120 Arroyo Way, Rear, Approximately Viewing South

CA_Santa Clara_Renzel House_0007: 7/26/09, 120 Arroyo Way, Interior Great (Living) Room

Figure Log

Figure 1: 120 Arroyo Way, 1939 Architect's Rendering, Front

Figure 2: 120 Arroyo Way, 1939 Architect's Rendering, Interior Great (Living) Room

Figure 3: Bronze Bust, Ernest Renzel, On Display at San Jose Airport

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Ernest & Emily Renzel House

County and State: Santa Clara, California

Name of Multiple Property Listing (If applicable)

Section number: Additional Documentation page: 11

Figure 1

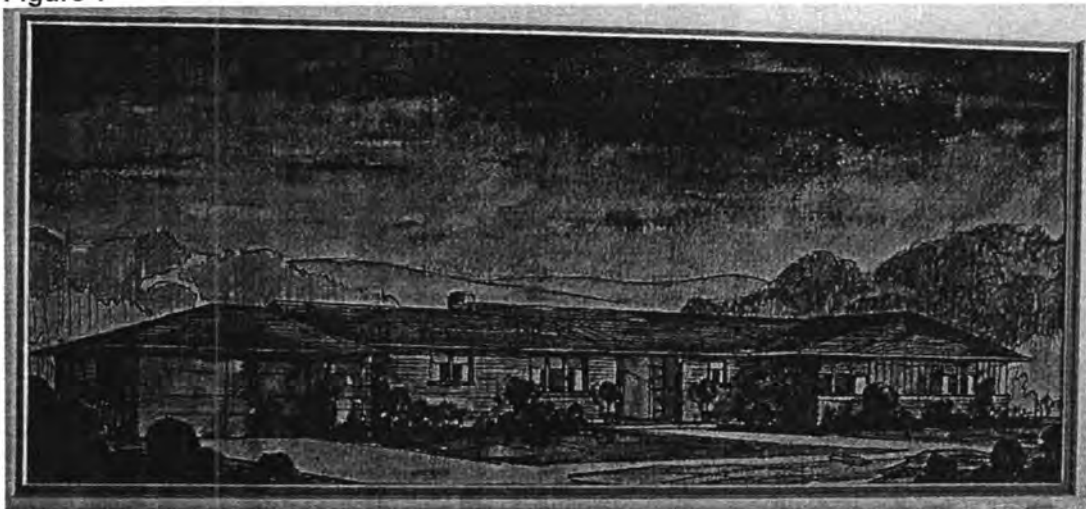
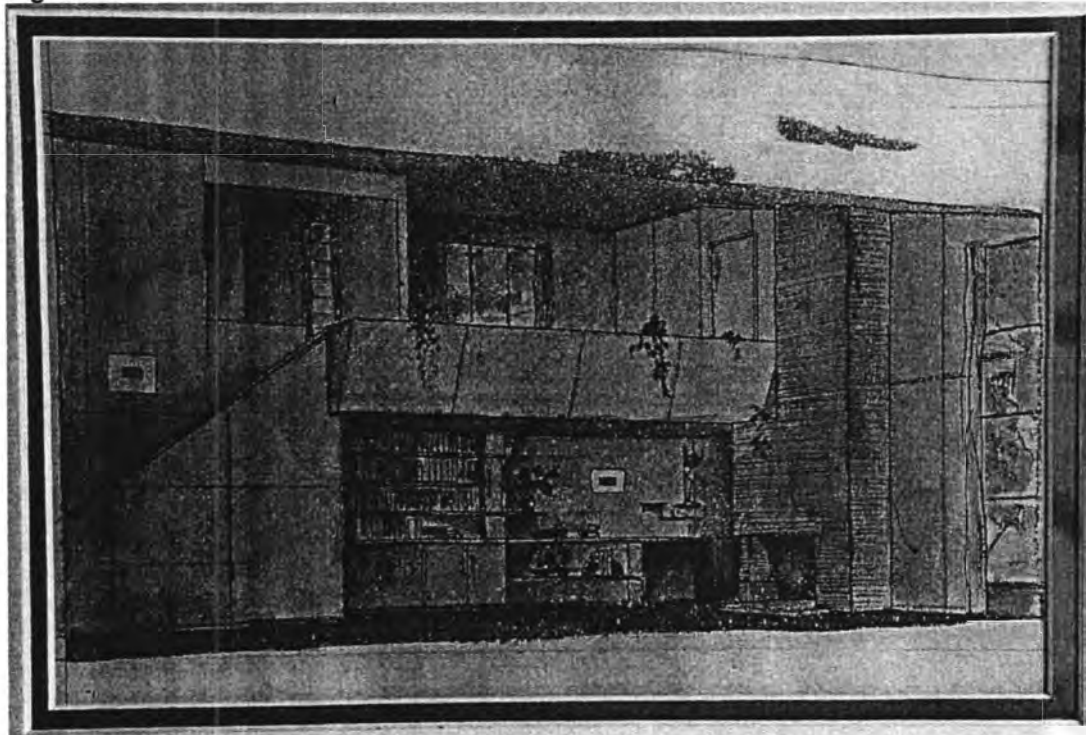


Figure 2



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

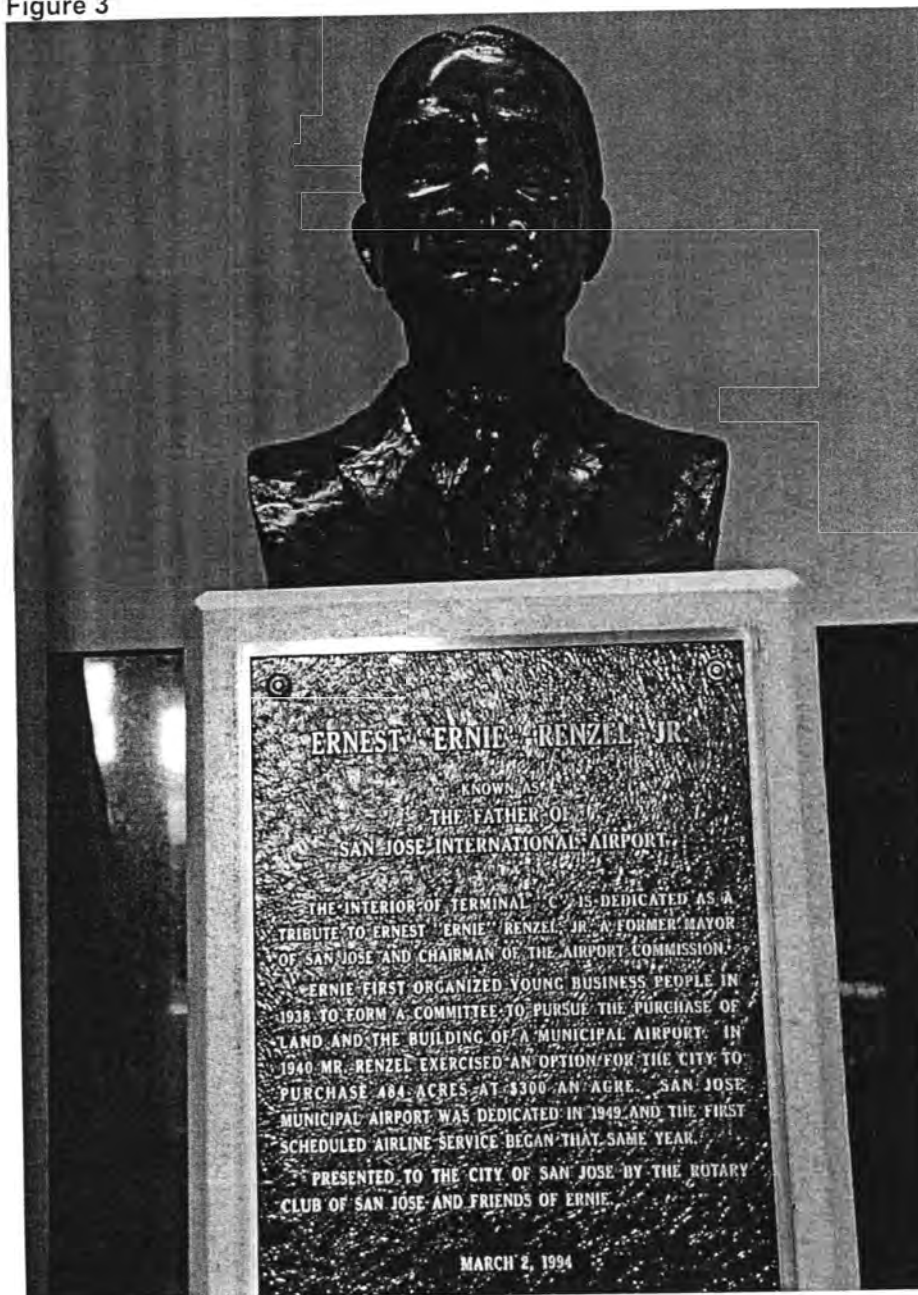
Name of Property: Ernest & Emily Renzel House

County and State: Santa Clara, California

Name of Multiple Property Listing (If applicable)

Section number: Additional Documentation page: 12

Figure 3



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Renzel, Ernest & Emily, House

MULTIPLE NAME:

STATE & COUNTY: CALIFORNIA, Santa Clara

DATE RECEIVED: 8/10/10 DATE OF PENDING LIST: 9/08/10
DATE OF 16TH DAY: 9/23/10 DATE OF 45TH DAY: 9/24/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000773

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9-23-10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





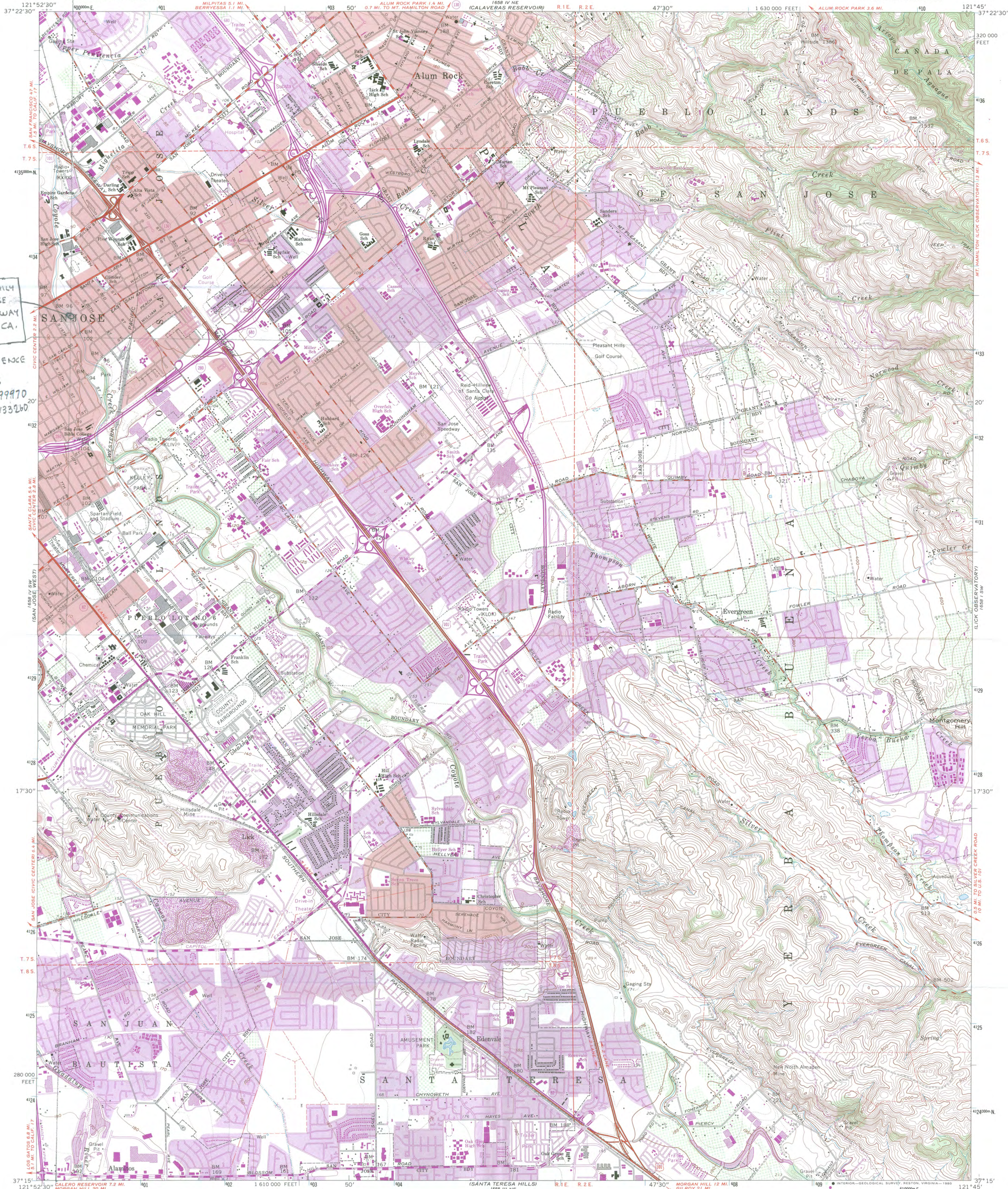












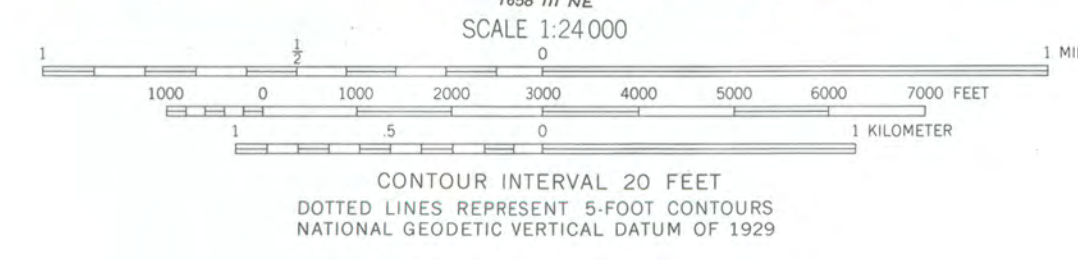
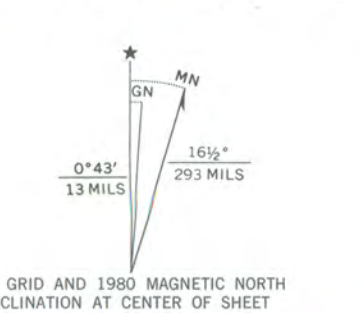
ERNEST & EMILY
RENZEL HOUSE
120 ARROYO WAY
SAN JOSE, CA.
95112

UTM REFERENCE
ZONE 10S
EASTING 599970
NORTHING 4133260

Mapped, edited, and published by the Geological Survey
with cooperation by the California Department of Water Resources
Control by USGS and NOS/NOAA

Topography from aerial photographs by photogrammetric methods
and by planetable surveys 1953. Aerial photographs taken 1948
Revised from aerial photographs and by planetable surveys 1961
Aerial photographs taken 1960

Polyconic projection
10,000-foot grid based on California coordinate system, zone 3
1000-meter Universal Transverse Mercator grid ticks
zone 10, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 13 meters north and
94 meters east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Dashed land lines indicate approximate locations
Fine red dashed lines indicate selected fence lines
A portion of this map lies within a subsidence area



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



SAN JOSE EAST, CALIF.
SE/4 SAN JOSE 15' QUADRANGLE
N3715 - W12145/7.5

1961
PHOTOREVISED 1980
DMA 1658 IV SE-SERIES V895

To:
Milford Wayne Donaldson
State Historic Preservation Officer
Office of Historic Preservation
PO Box 942896
Sacramento, CA 94296-0001

Dear Mr. Donaldson,

Enclosed please find our nomination of the Ernest & Emily Renzel House, San Jose, California to the National Register of Historic Places. This nomination is being submitted on behalf of the current owners of the property, Donald Lieberman and Patricia Long.

We believe the structure merits serious consideration for the National Register, primarily since Ernest Renzel served as a member of the San Jose Chamber of Commerce, the San Jose City Council and finally as Mayor of San Jose. During that period, 1939-1948 he envisioned an airport for San Jose and led the effort to purchase the land and construct the facilities. He is widely acknowledged as the "Father of the San Jose Airport".

Renzel commissioned architect Chester Root to design his home in 1939. The house was completed by 1940. A complementary addition was completed during 1949-1950. Mr. Renzel lived in the house until he died at the age of 100 in 2007. As a result the property structure remains virtually in its original form. We purchased the house from Renzel's heirs in mid 2008 and are therefore only the second owners.

Thank you for your consideration,

Don Lieberman and Pat Long
120 Arroyo Way,
San Jose, CA 95112
408-286-1890 (Home)
510-979-3203 (Don at Work)
dlandpl@comcast.net (Home)
donl@corsair.com (Don at Work)

May 26, 2010

State Historic Preservation Officer
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001



To Whom It May Concern:

I am a Councilmember with the City of San José, America's 10th largest City, representing the downtown and surrounding neighborhoods. I am pleased to express strong support for the Renzel house for inclusion on the National Register of Historic Places. In December 2008, I successfully supported the same project in the City San José City for landmark status.

Ernest "Ernie" Renzel, is one of the single biggest contributors to bringing commercial flight to the City of San José. His vision was instrumental in persuading voters to approve a bond in order to purchase the land for the airport. Renzel remained actively involved in the airport, even after its expansion from a municipal airport into San Jose International Airport. He served as airport commissioner from 1969 until 1977. He oversaw much of the expansion of the airport during his tenure as commissioner. Renzel was honored for his work in establishing San Jose International Airport with a bust of his image, which was dedicated in Terminal C in 1994. In 2004, the airport's airfield, which includes all of the airport's taxiways and runways, were renamed in his honor.

Ernie Renzel was elected to San Jose City Council in 1944 and was selected as president of the city council in 1945. Renzel also assumed the then-unofficial title of Mayor of San Jose simultaneously. He remained mayor until 1946. His influence and works extended beyond San Jose City Hall or San Jose International Airport. For example, Renzel used his influence to purchase a property in the 1960s for the San Jose Historical Landmarks Commission's historical museum.

He was actively involved in several San Jose metropolitan area and Santa Clara County nonprofit groups throughout his lifetime. He served on the board of directors for such organizations as the San Jose Hospital, the Santa Clara County Civil Grand Jury and the Santa Clara County Housing Board.

Without his contributions in time and effort, perhaps San José would not be the capital of Silicon Valley like it is today. His home represents his importance to this City and I support the nomination for his home as a historic place.

I am very hopeful that the California State Office of Preservation will support the Renzel home for inclusion on the National Register. Please contact me at (408) 535 – 4903 or sam.liccardo@sanjoseca.gov if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Sam Liccardo". The signature is written in a cursive style with a large, looping initial "S".

Sam T. Liccardo
Councilmember, City of San José
District Three

COMMITTEE ON STANDARDS OF OFFICIAL CONDUCT
• CHAIR

COMMITTEE ON THE JUDICIARY
• CHAIR – SUBCOMMITTEE ON IMMIGRATION,
CITIZENSHIP, REFUGEES, BORDER SECURITY, AND
INTERNATIONAL LAW
• SUBCOMMITTEE ON CRIME, TERRORISM, AND
HOMELAND SECURITY
• SUBCOMMITTEE ON COMMERCIAL AND
ADMINISTRATIVE LAW

COMMITTEE ON HOUSE ADMINISTRATION
• CHAIR – SUBCOMMITTEE ON ELECTIONS
• THE JOINT COMMITTEE ON THE LIBRARY

COMMITTEE ON HOMELAND SECURITY
• SUBCOMMITTEE ON BORDER, MARITIME AND GLOBAL
COUNTERTERRORISM

Congress of the United States

House of Representatives
Washington, DC 20515

ZOE LOFGREN

16TH DISTRICT, CALIFORNIA

June 25, 2010

✓ 635 NORTH FIRST STREET
SUITE B
SAN JOSE, CA 95112
(408) 271-8700

102 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3072

WWW.HOUSE.GOV/LOFGREN

CHAIR, CALIFORNIA DEMOCRATIC CONGRESSIONAL
DELEGATION

CO-CHAIR, CONGRESSIONAL CAUCUS ON VIETNAM

CO-CHAIR, DIVERSITY & INNOVATION CAUCUS

CO-CHAIR, CONGRESSIONAL HAZARDS CAUCUS

State Historic Preservation Officer
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001

JUL 01 2010

Dear Sir or Madam:

My constituents, Mr. Don Lieberman and Patricia Long, have explained to me that they have filed an application with your office to have their home, the Ernest and Emily Renzel home on Arroyo Way in San Jose, designated as a National Historic Landmark.

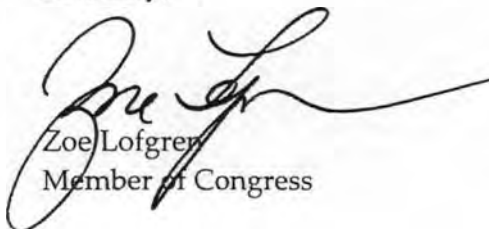
Mr. Lieberman and Ms. Long have explained to my office that the home was granted San Jose City Landmark status on December 2, 2008 and they entered into a Historic Landmark Preservation Agreement under the Mills Act.

Mr. Ernest Renzel is a keystone figure in the history of San Jose and Silicon Valley, and one of the most highly-regarded mayors of San Jose. As a member of the Chamber of Commerce in 1938 he first envisioned a municipal airport for San Jose. He located land in downtown San Jose for the airport and led a voter campaign in 1940 to fund acquisition of the land for a future airport. This airport is now widely heralded as the "Gateway to Silicon Valley." Ernest Renzel became Mayor of San Jose in 1944 and served 5 years. In addition, Mr. Renzel initiated park planning for what is now a beloved family park and zoo known as Happy Hollow Park & Zoo.

According to Mr. Lieberman and Ms. Long, the Renzel home has unique architectural qualities unique to the time period in which it was built and represents a very early local implementation of a Ranch-style house within the early Modern Period. The house was also featured in the local newspapers in 1941.

I hope you will extend full and fair consideration to this application consistent with all applicable laws and regulations.

Sincerely,



Zoe Lofgren
Member of Congress

cc: Don Lieberman & Patricia Long

**Ernest & Emily Renzel House
San Jose, Santa Clara County
Staff Report**

The Ernest and Emily Renzel House is a Ranch style residential building constructed in 1939, located in the city of San Jose. Designed by architect Chester Root, the house combines traditional and modern materials and forms to create a distinctive, unified composition. Siding is brick and wood, with a low-pitched roof and broad eaves, and steel corner windows. An extension, constructed in 1949 by the firm of Kress & Gibson, is harmonious with the original design in massing, materials and features. The house is set into the hillside, one story tall at the building front and two stories tall at the rear. Located in a residential neighborhood at the extreme eastern border of Naglee Park, the rustic setting complements the building's architecture.

The building was the home of Ernest Renzel, San Jose City Council member and Mayor of San Jose from 1944-1948. Prior to his election to City Council, he envisioned a municipal airport for San Jose, and led a successful campaign to pass a public bond for acquisition of land for an airport. Elected with a slate of reformist candidates in 1944, Renzel became President of the City Council in 1946, and was unofficially known as the mayor, a title that was subsequently adopted by the city of San Jose. After his city council term, he continued his involvement with the airport, serving on the Airport Commission until 1978. Today, he is recognized as the "Father of the San Jose International Airport" by the city of San Jose.

Because the original San Jose Airport and the San Jose City Hall used during Renzel's tenure no longer exist, the Ernest and Emily Renzel House appears to be the only remaining building directly related to Renzel's working life. According to contemporary accounts, some of Renzel's work as Airport Commissioner was performed at his residence after his tenure as Mayor.

Chester Root, architect of record for the Renzel House, was trained in architecture at the University of California, Berkeley, and Harvard. In partnership with William L. Higgins, the firm of Higgins and Root established itself as one of the earliest "Modernist" architecture firms in the Bay Area, and were important contributors to the Second Bay Region style.

The property is being nominated on behalf of the property owner. Staff supports the nomination as written. Two letters of support have been received.

Staff recommends that the State Historical Resources Commission determine that the Ernest and Emily Renzel House meets National Register Criterion B and C at the local level of significance, and recommends that the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

William Burg
Historian I
June 30, 2010

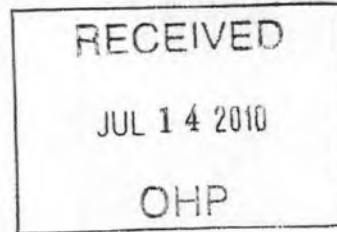


Elaine Kontominas Alquist

CALIFORNIA STATE SENATOR, 13TH DISTRICT: *The Heart of Silicon Valley*

Representing San Jose, Sunnyvale, Santa Clara, Mountain View and Gilroy

CHAIR
HEALTH
SUBCOMMITTEE ON
AGING & LONG-TERM CARE
SELECT COMMITTEE ON EMERGING
TECHNOLOGIES AND ECONOMIC
COMPETITIVENESS
MEMBER
APPROPRIATIONS
BUDGET & FISCAL REVIEW
BUDGET SUBCOMMITTEE NO.3
ON HEALTH & HUMAN SERVICES
EDUCATION
REVENUE & TAXATION



July 8, 2010

State Historic Preservation Officer
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001

Dear State Historic Preservation Officer:

I am writing to express my support for the nomination of Ernest and Emily Renzel home on Arroyo Way in San Jose for inclusion on the National Register of Historic Places. As one of the most significant and respected community leaders in San Jose history, Ernie Renzel's visionary role provided the ground for the development of the city into one of the most creative and pivotal economic centers in the world.

Ernie Renzel contributed to this community not only as a mayor, but also a city councilman and a civic leader. He is truly recognized as the "father of San Jose International Airport" for his dedications and instrumental role in the development of the airport.

I urge you to favorably consider Don Liberman and Patricia Longs' application for the nomination of Ernest and Emily Renzel home for inclusion on the National Register. Please do not hesitate to contact me if I can be of help. It would be my sincere pleasure to support you in whatever way I can.

Sincerely,

Elaine Alquist
Senate District 13
Representing the Heart of Silicon Valley



**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



August 6, 2010

Ms. Stephanie Toothman, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Ernest and Emily Renzel House**
San Jose, Santa Clara County, California
National Register of Historic Places

Dear Ms. Toothman:

Enclosed please find the **Ernest and Emily Renzel House** nomination to the National Register of Historic Places. This property is located in San Jose, Santa Clara County, California. On July 30, 2010, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criteria B and C at the local level of significance.

The property is being nominated on behalf of its owners, Don Lieberman and Pat Long.

If you have any questions regarding this nomination, please contact William Burg of my staff at (916) 445-7004.

Sincerely,

for
Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Enclosures