

**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

For HCRS use only  
received MAY 20 1980  
date entered MAR 2 1982  
RECEIVED  
NOV 30 1979  
OHP  
GHP

**1. Name**

historic James Lick Mill

and/or common

**2. Location**

street & number 305 Montague <sup>Expwy.</sup> Expressway not for publication

city, town Santa Clara vicinity of congressional district 12

state Calif. code 06 county Santa Clara code 08

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied (partially)	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input 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 checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Camsi III  
c/o Kimball Small Properties

street & number 305 Montague Expressway

city, town Santa Clara vicinity of state California 95050

**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 CA

**6. Representation in Existing Surveys**

title Historic American Building Survey has this property been determined eligible?  yes  no

date 1978  federal  state  county  local

depository for survey records Library of Congress

city, town Washington state DC

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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 Lick Mill property is a complex of buildings reflecting the varied uses of the property over its history. The major historical structures are a brick granary and mill-pond from the original mill built by James Lick around 1855, the large house built by Lick around 1858, and a late Victorian era office building.

The primary historical structures are in fair condition.

The granary has an unusual circular plan, 66 feet in diameter, with brick walls two feet thick and 22 feet high. The exterior brick walls have several ground-level doors as well as one second-level door, probably for loading. The upper three feet of the walls project out to form a cornice with a brick dentil detail below. The roof has a low pitch and wooden frame with a flat cupola on top. The interior is framed for two floors with massive wood timbers.

An 1857 photograph of the granary shows a much steeper pitch roof with an elaborate cupola on top. Apparently, this roof was destroyed in the 1882 fire which burned the mill building. The original building had a series of narrow vertical slits in the brick wall, just below the level of the second floor. These have been bricked in.

The mill pond was presumably constructed at the same time as the mill and is shown on an 1887 Sanborn map. The length of the pond is approximately 290 feet and is rectangular in shape. Sometime after 1887 the pond was reduced in size from a 110 foot width to the current 50 foot width. The original course of the Guadalupe River ran past the south end of the pond and the mill was located at the north end. The 1887 Sanborn map indicates a raceway from the mill leading back to the Guadalupe as it curves around the site to the north.

The Lick house was constructed around 1858. It is a two-story structure with approximately 9,000 square feet of floor area, in the Italianate style. A one-story veranda across the front of the building is the most prominent design feature. The veranda is supported by pairs of square columns. The veranda roof is topped with a low balustrade. The facade is a symmetrical arrangement highlighted by a two-story projecting bay which contains the main entry. Front windows are grouped in pairs on both sides of the center bay. The roof has a very low pitch with a pinwheel arrangement of ridges and valleys creating gable ends on three sides of the building. The roof overhang is visually supported by brackets. The corners of the building are emphasized with square pilasters, topped by double pairs of brackets. The exterior of the house is horizontally channelled siding, painted white. The windows on the first floor are tall, double-hung, four over four windows with simple frames. Second story windows are also double-hung, four over four, with arched tops. The front entry doors are topped with a large fan window.

Three parts of the building appear to have been added at a later date, although two were in existence in 1887 and use the same materials as the original house. The largest is a two-story wing added on the northeast or rear side of the house. It utilizes matching exterior siding, but has fewer details and the windows have six-over-six lights. The second addition is on the northwest corner of the building where one end of the veranda has been filled in with the columns maintained as pilasters. A second story addition was made above this. The third, and least successful alteration, was made after 1887 and apparently walled in a porch and deck on the southeast side of the building.

(See continuation sheet, Item No. 7, Page 7-A)

## 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"/> 1800-1899	<input checked="" 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1856-1860+ **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Lick Mill is important historically for its associations with James Lick, one of California's most important early citizens. It is important commercially as a site of a major flour mill, then paper mill, and then chemical works. Finally, it is important architecturally because it contains several major early buildings, mainly the Italianate house and round brick granary, as well as a large collection of other structures from various dates.

James Lick arrived in California on January 7, 1848, and began to invest in real estate both in San Francisco and in the San Jose area. He became a co-owner of the mill property with Oliver Magnate when they purchased the property from Manuel Diaz Maranda (or Marantes) on April 22, 1848. In the summer of 1850, Lick became the sole owner of the property when he bought out Magnate.

Although there was a mill existing on the property, in 1855 Lick began construction of an elaborate flour mill. The mill was built of brick with mahogany and cedar interior. Lick spared no expense in the construction of the mill which was known in the area as "Lick's Folly". By 1857, Lick had completed the mill and the round brick granary which was designed to be both fire and rat proof.

Around the mill, Lick developed a highly successful orchard operation and pioneered the introduction of new fruits and new horticultural techniques. In the late 1850's, Lick constructed the large Italianate mansion. He apparently lost interest in the mansion and actually lived in it very little, if at all.

Lick's interest in horticulture was also expressed in the landscaping around the main house. Although many of the species were later re-located elsewhere in San Jose, the property still has a number of unusual trees both in terms of species and size.

After several unsuccessful attempts to sell the property, Lick gave the mill to the Thomas Paine Society in 1873. Later that same year, the Society sold the property to Adolph Pfister of Pfister and Waterman, paper manufacturers. The Lick Mill was then converted to a paper mill, and paper products were made to supply the growing fruit industry of Santa Clara Valley. In 1878, the mill was purchased by A. D. Remington who organized the Lick Paper Company and added the manufacture of news print and paper bags.

In July of 1882, a fire destroyed the original Lick Mill and damaged the granary. A paper mill was re-built, and production continued until 1898 when the paper machinery was sold.

(See continuation sheet, Item No. 8, Page 8-A)

# 9. Major Bibliographical References

(See continuation sheet, Item No. 9, Page 9-A)

# 10. Geographical Data

**UTM NOT VERIFIED**  
**ACREAGE NOT VERIFIED**

Acreage of nominated property 3.8 acres  
Quadrangle name Milpitas, California

Quadrangle scale 1:24000

### UMT References

A 

1	0	5	9	3	6	7	0	4	1	3	9	5	5	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

See Continuation Sheet

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

state	code	county	code

# 11. Form Prepared By

name/title Geoffrey Goodfellow, Senior Planner

organization City of Santa Clara date November 13, 1979

street & number 1500 Warburton Avenue telephone (408) 984-3111

city or town Santa Clara state California 95050

# 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.

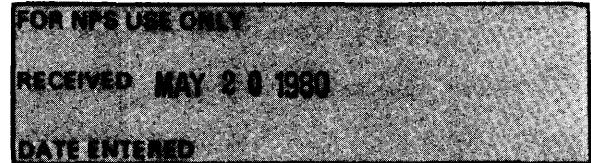
State Historic Preservation Officer signature [Signature]

title SHPO date 5-13-80

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

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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



Representation in  
**CONTINUATION SHEET** Existing Surveys ITEM NUMBER 6 PAGE 6-A

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Existing Surveys

Title: The California History Plan, Vol. 2, Inventory of Historic Places  
Date: August 1973 State  
Depository: Office of Historic Preservation  
City: Sacramento State: California

Title: Santa Clara County Heritage Resource Inventory  
Date: June 1979 County  
Depository: County Historical Heritage Commission  
City: San Jose State: California

Title: City of Santa Clara General Plan  
Date: November 1977 Local  
Depository: City of Santa Clara Planning Division  
City: Santa Clara State: California

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

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CONTINUATION SHEET    Description    ITEM NUMBER 7    PAGE 7-A

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Although used as an office and not a residence for many years, the main features of the interior of the house are intact. These features include the entry hall, elaborate stairway, floors, marble fireplaces, and room partitions.

The small, Victorian office building is located at the north end of the mill pond. It is a one story wood frame building, T-shaped in plan, with horizontal wood siding and a gable roof. The gable ends have decorative stick-work bracing and small triangular windows. The windows are four-over-four, double-hung windows with triangular shaped lintels.

Adjacent 20th century structures were not included with the nomination because they do not contribute to the 19th century quality of the complex. The nomination boundaries are consistent with the Historic Combining Zone for that property established by the City of Santa Clara.

The mill was burned to the ground in 1882 and no above ground construction remains. The site, although not included within the boundaries is delineated on the attached site map.

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
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CONTINUATION SHEET    Significance    ITEM NUMBER 8    PAGE 8-A

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In 1902, the property was converted to the manufacture of alcohol. A series of owners, including Union Distilling, Western Grain and Sugar Products, Western Carbonic Gas, American Salt and Chemical, and Commercial Solvents and Chemical, produced a wide variety of chemicals on the property. Production included alcohol, potash, formaldehyde, and carbonic acid gas. Numerous changes were made in the industrial facilities during this period, including the addition of large chemical storage tanks.

In recent years, changing production techniques for these chemicals rendered the Lick facilities obsolete and manufacturing was replaced by storage and subleasing to other companies. By the 1970's, the site had become virtually inactive and was eventually sold by the last chemical owner, International Minerals and Chemical Corporation, to a developer.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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INVENTORY -- NOMINATION FORM**

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Major Bibliographical  
CONTINUATION SHEET References ITEM NUMBER 9 PAGE 9-A

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Butler, Phyllis Filiberti, The Valley of Santa Clara - Historic Buildings, 1792-1920, San Jose, CA, 1975.

Lick, Rosemary, The Generous Miser, The Ward Ritchie Press, 1967.

Shea, Richard, The Historic Preservation of the James Lick Mill, Master's Project for San Jose State University, May 1979.



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

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

KSP-13C  
9-05-80

HISTORIC SITE - - - James Lick Mill

BEARING	DISTANCE	NORTHING	EASTING
		11778.0817	9799.5873
SW 69.10100	274.8840	11680.3315	9542.6708
SW 34.44090	84.1800	11611.1534	9494.7056
NW 87.41580	121.4880	11616.0301	9373.3155
SW 2.18020	39.0000	11577.0615	9371.7500
DELTA= 147.21320		LENGTH=- 100.3040	TANGENT= 133.1922
CHORD= 74.8570		CHORD BEARING= SW	18.37160
SW 34.56300	39.0000	11545.0918	9349.4130
SE 55.03300	55.4950	11513.3075	9394.9043
SW 34.56300	61.5000	11462.8938	9359.6806
SE 55.03300	334.8800	11271.0939	9634.1937
NE 49.50170	278.2700	11450.5642	9846.8544
SE 74.13160	30.0000	11442.4064	9875.7240
NW 74.13160	360.0000	11540.2997	9529.2894
DELTA= 57.07010		LENGTH=- 358.8763	TANGENT= 195.9400
CHORD= 344.1999		CHORD BEARING= NW	12.46465
NE 48.39430	360.0000	11778.0799	9799.5866

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CLOSURE ERROR: LAT= - .0019 DEP= - .0007  
AREA: SQ FT= 167616.7917 ACRES= 3.8480

Boundary delineated by survey points as prepared by City of Santa Clara

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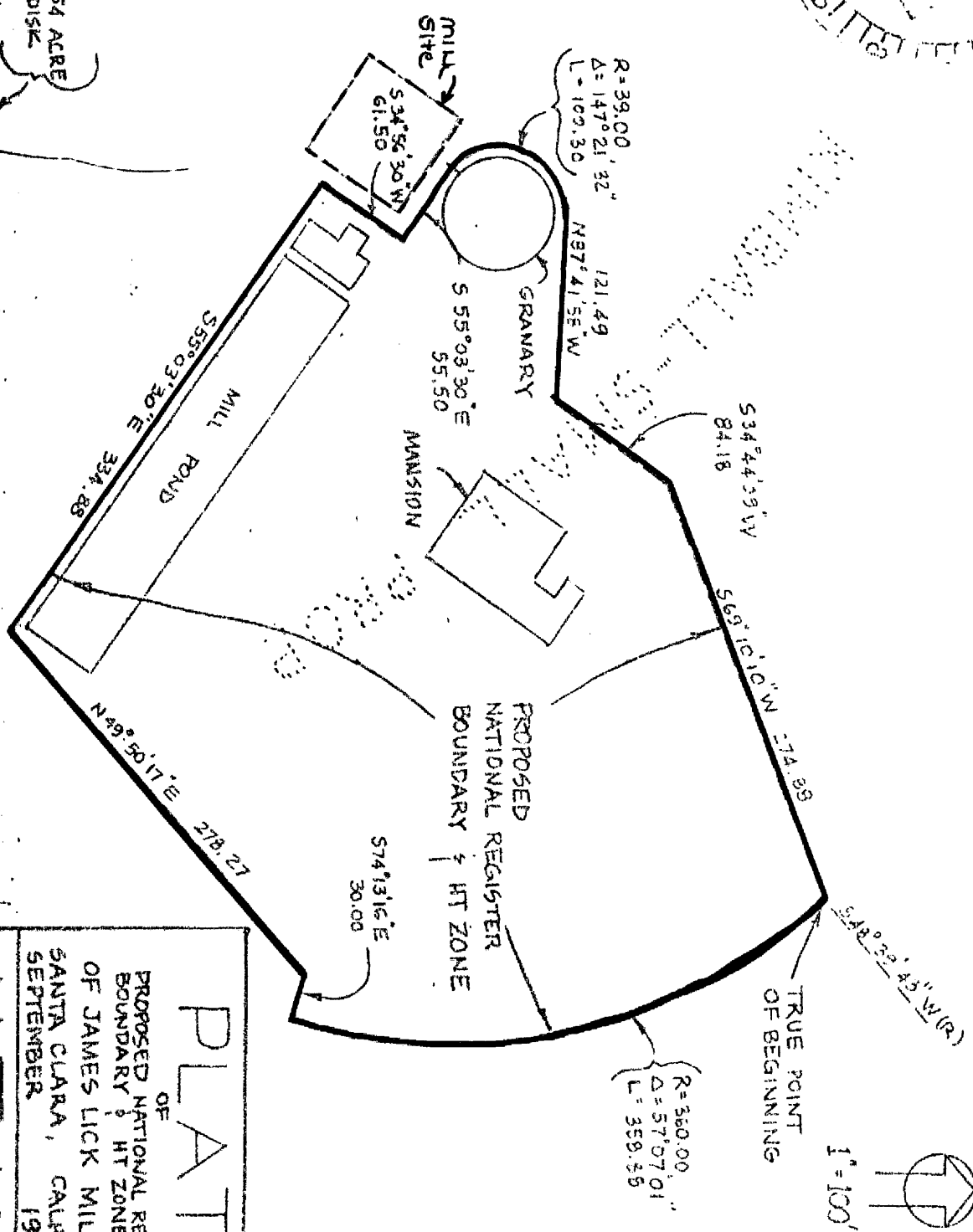
STATE OF CALIFORNIA

POINT OF BEGINNING,  
 SE CORNER OF 309.554 ACRE  
 PARCEL. FD. BRASS DISK  
 IN CONCRETE.

MONTAGUE EXPRESSWAY

DISTRICT BOUNDARIES  
 MILL SITE LOCATION

KSP-13C



PLAT  
 OF  
 PROPOSED NATIONAL REGISTER  
 BOUNDARY & HT ZONE  
 OF JAMES LICK MILL  
 SANTA CLARA, CALIFORNIA  
 SEPTEMBER 1980

WTW INC.  
 3211 SCOTT BLVD, STE. 202  
 SANTA CLARA, CA. 95051