

State of California ☐ The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Review Code      Other Listings      Date  
Reviewer

Page 1 of 25 \*Resource Name or #: (Assigned by recorder) 642 Park Court

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication    ☒ Unrestricted

\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date 2015 photo revised T 7S; R 1E; Mt. Diablo B.M.

c. Address 642 Park Court City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 594411 mE/ 4133090 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor's Parcel Number; 269-52-035

South side of northern arc of Park Court between Park Avenue and Alviso Street

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located on the south side of side of northern arc of Park Court between Park Avenue on the east and Alviso Street on the west in the "Old Quad" neighborhood of Santa Clara, the subject property at 642 Park Court is a two-bedroom, one-bath residence 1,137 square feet in size on a 6,250 square-foot (0.14-acre) lot.

(See Continuation Sheet, page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

\*P4. Resources Present: ☒ Building    ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District    ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front façade view south, 2/26/25

\*P6. Date Constructed/Age and Source: ☒ Historic    ☐ Prehistoric

☐ Both  
1925 (Factual)

\*P7. Owner and Address:

Geetha Chandu

642 Park Court

Santa Clara, CA 95050

\*P8. Recorded by: (Name, affiliation, and address) Brad Brewster,  
Brewster Historic

Preservation, 143 Pierce  
Street, San Francisco, CA  
94117

\*P9. Date Recorded: 3/7/25

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
None

\*Attachments: ☐ NONE    ☒ Location Map ☒ Continuation Sheet    ☒ Building, Structure, and Object Record

☐ Archaeological Record    ☐ District Record    ☐ Linear Feature Record    ☐ Milling Station Record    ☐ Rock Art Record

☐ Artifact Record    ☐ Photograph Record    ☐ Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 642 Park Court \*NRHP Status Code 5S2  
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B1. Historic Name: None B2.  
Common Name: None B3.  
Original Use: Single-family residential B4. Present Use: Same  
\*B5. Architectural Style: Bungalow Cottage  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The residence was constructed in 1925 with alterations in 1961 to construct a detached garage and in the 1990s to replace most of the windows and rebuild an exterior chimney.  
\*B7. Moved? ☐No ☐Yes ☐Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_ \*B8.  
Related Features:

Single-car garage at rear of property, built 1961

B9a. Architect: No architect, but possibly designed by home designers Wolfe & Higgins  
b. Builder: Walter A. Altevogt  
\*B10. Significance: Theme Architecture and Shelter Area Santa Clara Old Quad  
Period of Significance Interwar Period (1918-1945) Property Type Residential  
Applicable Criteria None  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the 1866 Plat Map of the Township of Santa Clara, the subject property now known as 642 Park Court was located on the outskirts of what were then the city limits. Today, the area as platted in 1866 is known as Santa Clara's "Old Quad," containing a mix of building types and construction dates. Old Quad is defined as that area southerly of Lewis Street, easterly of Scott Boulevard, Northerly of Newhall Street and westerly of the CalTrain railroad tracks.

(See Continuation Sheet, Page 13)

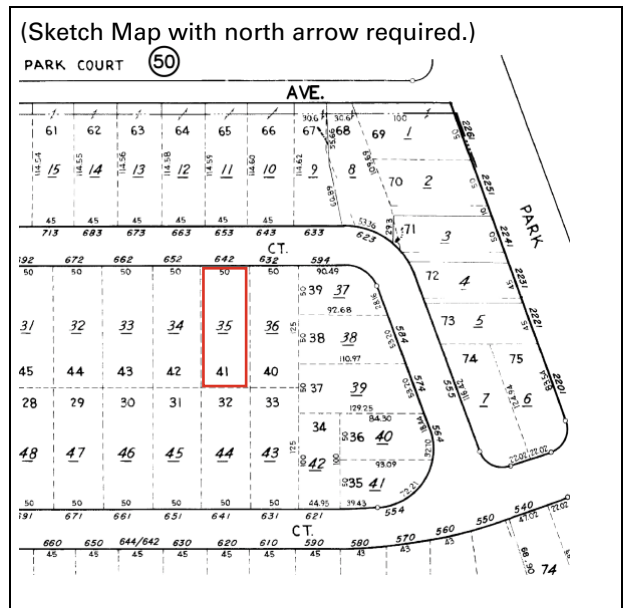
B11. Additional Resource Attributes: (List attributes and codes) HP2- Single-Family Property  
\*B12. References:

See References on Continuation Sheet Page 24

B13. Remarks:

\*B14. Evaluator: Brad Brewster  
\*Date of Evaluation: March 7, 2025

(This space reserved for official comments.)



## CONTINUATION SHEET

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### Continued from P3a. Description, on Page 1

The single-story, single-family residence has a generally rectangular plan, a front gable roof clad in asphalt shingles, and is constructed of wood framing over a concrete perimeter foundation. Wall cladding consists of horizontal wood lap siding with a profile of alternating wide and narrow boards (a version of drop siding or clapboard, also known as "double-ogee" style siding). This siding profile is somewhat rare, but can be found on houses built locally both before and after World War I. It is a later variant of the more common and more uniform lap board siding used on Craftsman houses beginning about 1910. Photos of the residence are provided on **Figures 1 - 5** beginning on the following page.

The north (front) elevation has a simplified façade, the only design flare being the slight bump-out of about 18 inches on the right-hand portion of the front which has its own symmetrical gable matching the slope of the primary gable. The front door, which consists of a solid wood frame door with an inset diamond-shaped pane of glass and covered by a metal security door, is placed centrally on this primary façade. A small, concrete landing with concrete steps provides access to the front door. Other fenestration on this primary façade includes a pair of replacement vinyl frame, double-paned windows with double-hung sashes to the left of the front door, and a row of three vinyl frame, double-paned windows with double-hung sashes to the right of the front door. A wood frame louvered attic vent is located near the apex of the gable roof.

The south (rear) elevation has rectangular volume with its own/separate gable roof that projects out beyond this rear façade, and like the remainder of the body of the residence, is clad in horizontal wood lap siding with a profile of alternating wide and narrow boards. A rear entry to the residence is slightly offset to the left of this volume, consisting of a replacement vinyl frame door with an overhead fabric awning. Other fenestration on this secondary façade includes replacement vinyl frame, double-paned windows with double-hung sashes (total of three), as well as a wood frame louvered attic vent is located near the apex of the gable roof. A small, concrete landing with a single concrete step provides access to the rear door.

The west (side) elevation is clad in the same horizontal wood lap siding material as the remainder of the body of the residence. Fenestration on this elevation consists of a pair of replacement vinyl frame, double-paned windows with double-hung sashes, as well as four individual windows of similar materials, but of varying sizes. A replacement exterior chimney is located on this elevation, clad in vertically scored T-111 siding.

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**Figure 1.** North (front) and west (side) elevations, looking southeast



**Figure 2.** West (side) and partial south (rear) elevations, looking northwest



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**Figure 3.** North (front) and east (side) elevations, looking southwest



**Figure 4.** South (rear) elevation, looking north

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**Figure 5.** South (rear) elevation, looking north/northwest

The east (side) elevation is also clad in the same horizontal wood lap siding material as the remainder of the residence. Fenestration on this elevation consists of two original wood frame windows with double-hung sashes; the upper sashes have a 6-pane arrangement while the bottom sashes are single-paned. This elevation also has three replacement vinyl frame, double-paned windows with double-hung sashes of varying sizes.

A detached, single-car garage/storage shed lies toward the rear of the lot accessed by a concrete driveway on the west side of the property. Built in 1961 according to a building permit granted by City of Santa Clara, the garage has a rectangular plan, a shallow-angle shed roof, vertically scored T-111 wood siding, and exposed rafter tails. The garage is constructed of wood framing over a concrete slab foundation. Access to the garage door is from a plywood double door that opens manually. A photo of the garage/shed is provided in **Figure 6** on the following page.

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**Figure 6.** Detached single-car garage/storage shed, looking west/southwest

### Landscaping

Ornamental landscaping is primarily restricted to the shallow front yard and deep rear yard. The front yard is split into two roughly equal sized panels flanking a concrete walkway which leads from the sidewalk to the front door. Each panel contains an ornamental maple tree surrounded by bark wood ground cover. Lavender, low flowering shrubbery, and boxwood hedges can be found on either panel. The rear yard contains paved concrete and concrete tile patio areas adjacent to the residence, beyond which lie a series of planting beds with flowering shrubbery delineated by dirt pathways. A mature mulberry tree lies near the right/center of the rear yard. Other shrubbery includes mature Ficus and Tibouchina trees. The rear yard is encircled by a wood fence. A wood fence with gate separates the garage and driveway from the rear yard. Photos of the front and rear landscaping is provided in **Figures 7-8** on the following page.



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**Figure 7.** Front yard landscaping, looking south.



**Figure 8.** Rear yard landscaping, looking south.



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### Architectural Style

Completed in 1925 in the Park Court subdivision of Santa Clara, the subject property at 642 Park Court embodies through its form and detailing a well-executed, vernacular, Craftsman Bungalow design. The composition of form, materials, and detailing distinguishes this house from other properties within the neighborhood, although it shares many features with other residences in the surrounding subdivision, as well as the surrounding area, known as 'Old Quad.' Craftsman houses from this era, constructed locally from about 1907 to 1925, embody a local design response to the Arts-and-Crafts movement, as presented in such historic magazines as *Craftsman*, and were a reaction to the more ornate and extravagant styles of the Victorian era. A "bungalow" is a particular form of house or building and can exhibit a Craftsman style. The term "bungalow" comes to us from the country of India, and by the turn of the Twentieth Century, the style was being exhibited in residential architecture along the West Coast, reaching a peak between 1910 and 1930.<sup>1</sup>

Typical of a later version of the Craftsman style in Santa Clara, characteristic features of this this one-story house include its low, horizontal mass with a full-width gabled roof, horizontal wood lap siding with a profile of alternating wide and narrow boards, and a front entry volume emphasized by the slight bump-out of about 18 inches on the right-hand portion of the front façade which has its own symmetrical gable matching the slope of the primary gable. This residence, in particular, exhibits the "Cape Cod" style variety of homes in the Park Court neighborhood of which there appear to be a total of three (see neighborhood description, below), the majority of the other homes being Colonial Revival and Craftsman style variants.

### Alterations, Integrity, and Character-Defining features

Alterations to the residence include the replacement vinyl frame, double-paned windows with double-hung sashes, and the replacement or reconstructed exterior chimney with T-111 wood siding, all of which appears to have been installed in the 1990s without permits. Other visible alterations to the property include the construction of the single-car garage/storage shed in the rear of the yard that was permitted in 1961. Despite the physical alterations to the windows and chimney, the subject property retains its historical integrity over time as per the National Register's seven aspects of integrity. The house maintains its original location on Park Court in Santa Clara. The property is set within a historic residential setting, known as the Old Quad neighborhood of Santa Clara, including surrounding properties of a similar scale and adjacent houses of similar age, scale, setbacks, and related early design. The house retains its

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<sup>1</sup> McAlester, Virginia, *A Field Guide to American Houses*, 2015.

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1925 residential scale and feeling and has continued to illustrate its associations with the design of Craftsman Bungalows in Santa Clara through its massing and detailing.

### Neighborhood Description

The Park Court subdivision within Santa Clara's Old Quad neighborhood is entirely residential in nature and consists of about 85 single family dwellings aligned around a semicircular, lozenge-shaped court (Park Court) with short, straight roads at the east and west ends which lead to Park Avenue and Alviso Street, respectively. All of the homes were built between 1925 and 1930, with the vast majority of them built between 1925 and 1927. They are all designed in the Craftsman Bungalow style of architecture, with variations including Cape Cod, Colonial Revival, and Craftsman styles. Including the subject property, there are two other "Cape Cod" style variations of the Craftsman style represented in the neighborhood; these are located at 580 and 671 Park Court. The vast majority of the residences are one-story in height and reflect their original modest size and shape, while about four homes in the neighborhood have been expanded with second story additions typically placed towards the rear of the property. Side driveways leading to detached garages in the rear of the lots are common. A total of 13 properties in the Park Court neighborhood are on the City of Santa Clara Architecturally or Historically Significant Properties List, and six of these have Mills Act contracts on them.<sup>2</sup> See **Figures 9 – 14**.



**Figure 9.** Subject property on left, looking southwest.

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<sup>2</sup> These are 550, 560, 574, 584 (MA), 631, 633 (MA), 651 (MA), 691 (MA), 753, 761, 782 (MA), 794 (MA), and 792 Park Court.

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**Figure 10.** Subject property on right, looking southeast



**Figure 11.** View north/northwest opposite subject property



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**Figure 12.** View north/northeast opposite subject property



**Figure 13.** 580 Park Court, architecturally similar to subject property

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**Figure 14.** 671 Park Court, architecturally similar to subject property

### **Continued from B10. Significance, on Page 2**

The secularization of Mission Santa Clara took place on December 27, 1836. In 1844, James Alexander Forbes was granted Rancho El Potrero de Santa Clara, which was patented to John Stockton in 1861. Juan Chrisostomo Galindo, Forbes' father-in-law, also filed claim to a large section of lands previously owned by Mission Santa Clara that extended southwesterly to present day Campbell. The northeasterly boundary of this claim included the subject parcel. The United States Land Commission denied this claim in 1857. By the late 1860s, an area of about 140 acres of Galindo's failed claim was owned by John G. Bray.

Bray, born in 1814, was a merchant from New Jersey who had come overland to California in 1849. Bray went into the commission business in San Francisco when he arrived west, sending for his family in 1851. His family arrived via the Isthmus of Panama. The Bray family settled in San Jose in 1852, later moving to Santa Clara, building a home off present day Scott Blvd and the El Camino. Bray was active acquiring land in Santa Clara and involved himself in



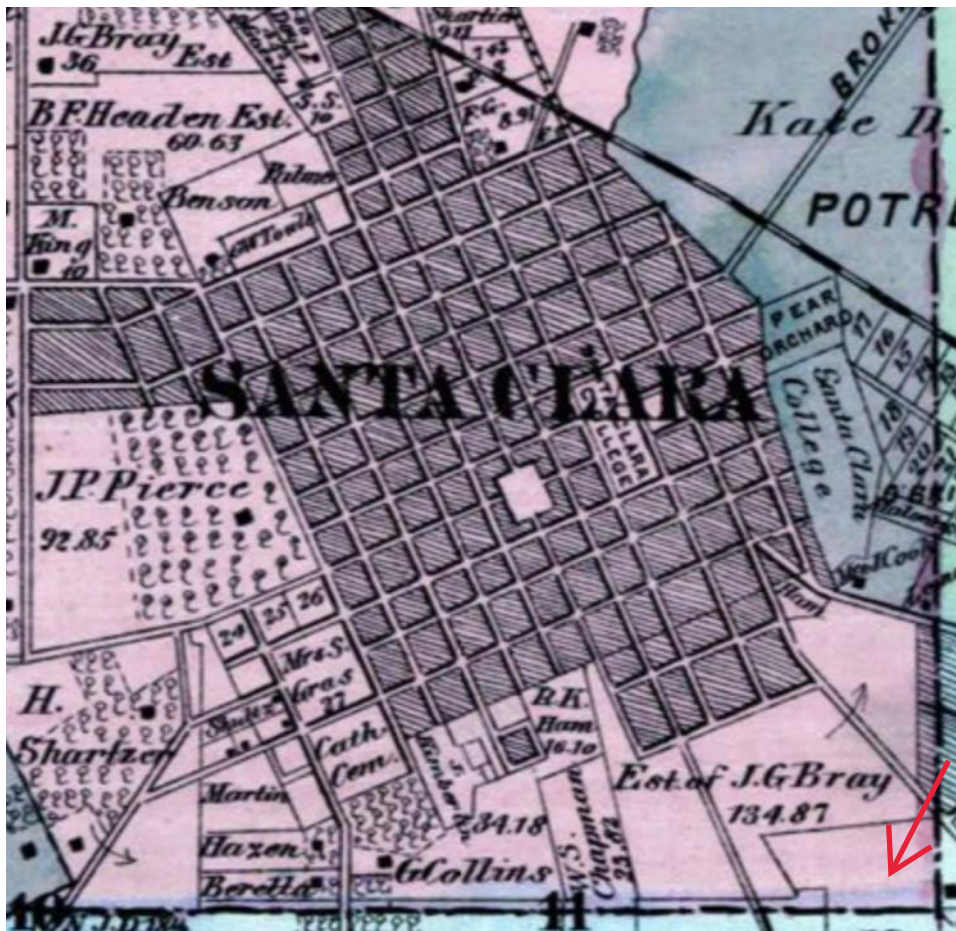
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the business affairs of both Santa Clara and San Jose. He died in 1871 in Santa Clara, leaving his wife and seven children as his heirs.

Approximately 134 acres located in southwest Santa Clara known as part of the John G. Bray Estate and was subdivided in May of 1886 into twelve parcels (Santa Clara County Recorder's Office Maps Book B: 34). One of Bray's children subsequently owned lot 9 of the subdivision, which contained the subject parcel, until sometime after 1914, according to Santa Clara County maps. It then appears that this parcel passed from one of the Bray heirs, to R. D. Shimer, and it remained undeveloped who then sold it to Walter and Katherine Altevogt. Under the Altevogt's ownership, the subject property and surrounding 13.35 acres was subdivided in 1925 as Park Court Subdivision (SCC Maps Book S: 38-39, recorded February 16, 1925). See **Figures 15 - 16**.



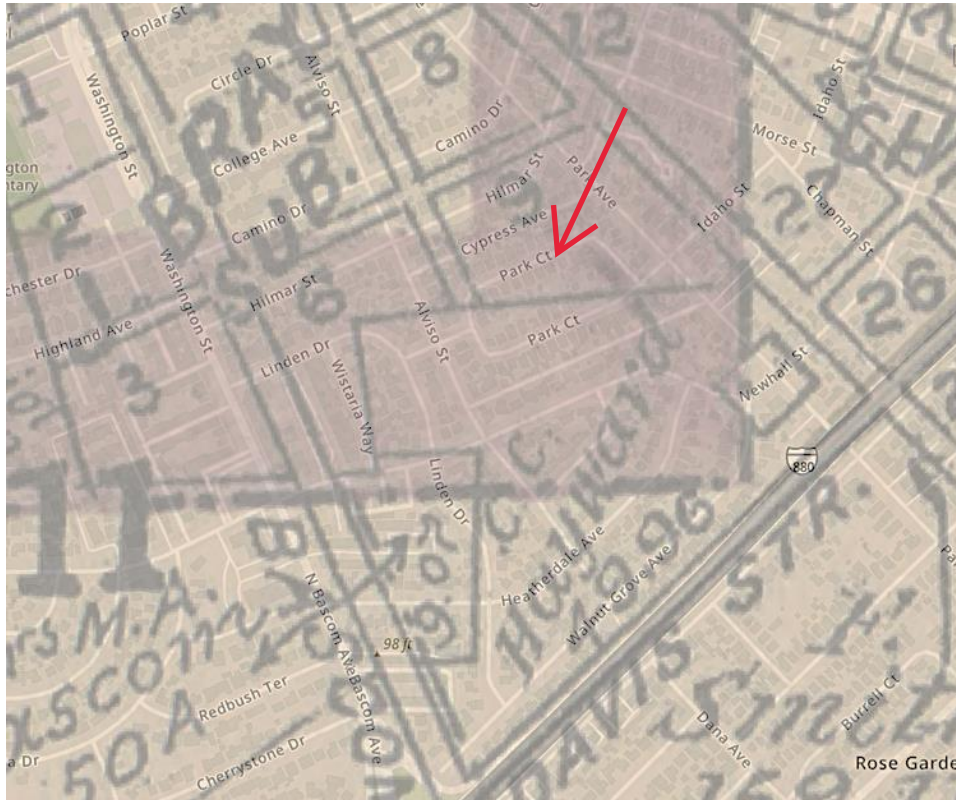
**Figure 15.** Santa Clara County Map, Thompson & West, 1876. Subject property highlighted



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**Figure 16.** Santa Clara County Assessor's Map, 1890, Showing Lot 9 of J.G. Bray Subdivision Overlain With a Contemporary Map of Santa Clara. Subject property highlighted.

With the Park Court subdivision in 1925, Walter and Katherin Altevogt would design from the start a fully expressed curving geometric shaped subdivision with all the houses built at once. It would be an instant neighborhood of 85 bungalows with similar character-defining features.

The subject property was constructed on Lot 41 of Park Court (on what was for brief time known as Altevogt Way). Park Court, which consisted of 85 lots of roughly equal size and depth, extended west between Park Avenue (known at the time as Union Avenue) and Alviso Street, and south between Cypress and Newhall Streets. The house at Lot 41 was completed by August 12, 1925, along with 21 others that had been completed between then and September 26<sup>th</sup> of that year, according to building completion notices published in the trade magazine, *Building and Engineering News* (Volume 25, p. 21, July-December, 1925).

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The Park Court subdivision was heavily advertised in the local newspapers proclaiming its many advantages to the new home buyer, including its central location, attractive designs (many homes designed by Wolfe & Higgins, home designers), affordable prices between \$4,500 - \$6,500, and easy financing terms. Built on a former apricot orchard, each lot within Park Court was touted to contain a remnant apricot tree. See **Figure 17**.

# Park Court

A Community of Distinctive Small Homes 2 Blocks From the Alameda



Drive Out Today and Choose Your Home

### General Specifications of Park Court Homes

**FOUNDATION**—Stoneware and concrete on all houses, and ample in size.

**FRAMING**—No. 1 lumber throughout. “Houghing-in” lumber also No. 1.

**INTERIOR FINISH LUMBER**—Clear, selected lumber of first quality, free from blights and defects. Every piece is new, clean, and perfectly graded.

**ROOFING**—No. 1 cedar shingles laid 4 inches to the weather. Free from cracks, knots, and warp.

**SASH, WINDOWS, DOORS**—All multi-paned, and uniform in quality throughout.

**FLOORING**—No. 1 white oak (select hardwood) throughout.

**BUILT-IN FEATURES**—All cabinet work is mill-made. We use nothing but the best.

**HARDWARE**—All homes are equipped with high-grade hardware, the kind you would select for yourself.

**FIREPLACE**—Vacuum-fueled. Exposed fireplace which gives better heating and saves fuel.

**WATER HEATER**—Automatic Heaters furnished as part of the equipment of every home. Instantly heats water when a faucet is turned on.

**PLUMBING**—High-grade plumbing and plumbing fixtures throughout.

Come out today and choose your Park Court home from the number of charming little places that have already been completed and that will be open for inspection today for the first time.

Park Court is a distinctive home tract in many ways. The lots have all been cut from a full bearing apricot orchard and mature producing trees have been left on every lot (we have been careful to save as many as possible)—enough to supply any family with fresh fruit all season, plenty for jams, jellies and preserves, and enough to give your friends, to say nothing of the distinctive effect the trees give to the tract and to each home.

### Superb Location

Park Court is located right in the pathway of San Jose's fastest growing home area—only two blocks west of the Alameda and just north of Burrell Park. There is no more desirable home section anywhere, and those who obtain a home here will have cause to congratulate themselves many times in years to come.

### Attractive Designs

Park Court homes are distinctive and down-to-the-minute in every way. Many of them have been specially designed by Wolfe & Higgins, specialists in home designing. Others are reproductions of the more popular small homes from Southern California. These homes are just the right size for the average family and are built in the finest way. They are sound, honest homes—built of the best materials, all construction done under the supervision of the owner, a practical builder of many years' experience.

### \$4500 to \$6500

Surprisingly moderate opening prices prevail. Completed homes range from \$4500 to \$6500, according to size and location. Our method of building homes in series, and of purchasing materials for an entire series of homes at one time, enables us to produce unusually fine homes at a price range that puts them within reach of most any family. You will appreciate the prices more when you see the homes!

### Easy Rental Payments

Any Park Court home may be purchased on the easy payment plan. A small amount of cash makes you the proud possessor of the home of your choice—and small rental payments monthly take care of the balance. Buying one of these homes is like paying rent for a few years. The only difference is that at the end of a few years you own the home instead of a bunch of musty rent receipts. You get a dollar's worth of home for every dollar you pay when you buy in Park Court—and that's all any family could ask or expect.

### Every Home an Investment

Moreover, you have the satisfaction of knowing that every month your property is increasing in value—for high grade desirable home sites like these are in demand. They can never be worth less, and are sure to be worth more. You buy a home, of course, for the pleasure you get out of it, but it is always satisfying to know that the real money value as well as the pleasure value is there!

### High Grade Improvements

The most modern improvements are being hurried to completion—paved streets, concrete sidewalks, curbs and gutters; gas and electricity; water; ornamental electric poles throughout the tract, etc. These improvements are all being paid for by the owner of the tract. The purchase price of your home includes everything—that's all you pay. Come out today and make your selection.

### Visit Park Court Today

Today's buyers get the advantage of opening prices which are the lowest that will ever be quoted in Park Court. Moreover, today's buyers have all the advantage of choice of location, style of home, etc. But whether you are ready to select a home or not—come out to Park Court today and see San Jose's newest and most interesting home subdivision, together with completed examples of the best ideas in four, five and six-room home design and construction. Visitors are welcome. Ask questions from the men with the orange badges.

W. ALTEVOGT, Builder and Owner  
Talk With Any Salesman On the Tract Or With Any  
San Jose Or Santa Clara Realtor

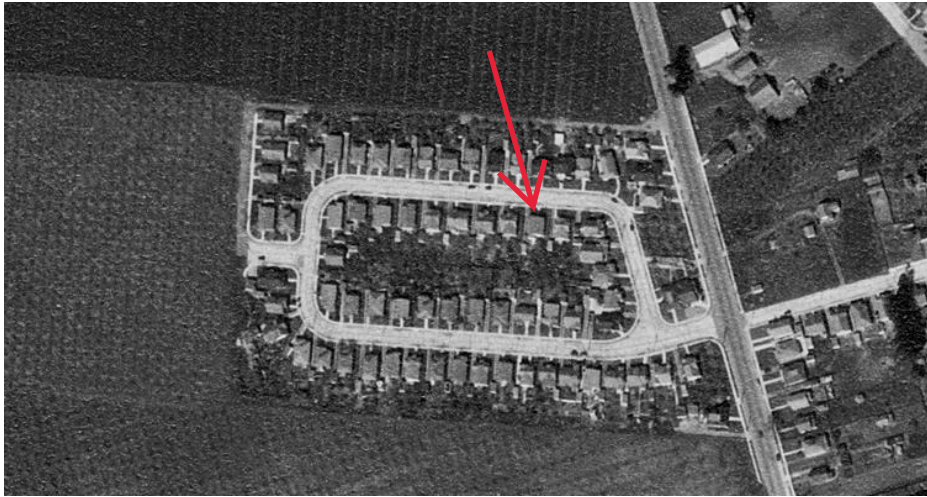
Figure 17. Park Court Advertisement, *San Jose Mercury News*, May 3, 1925.

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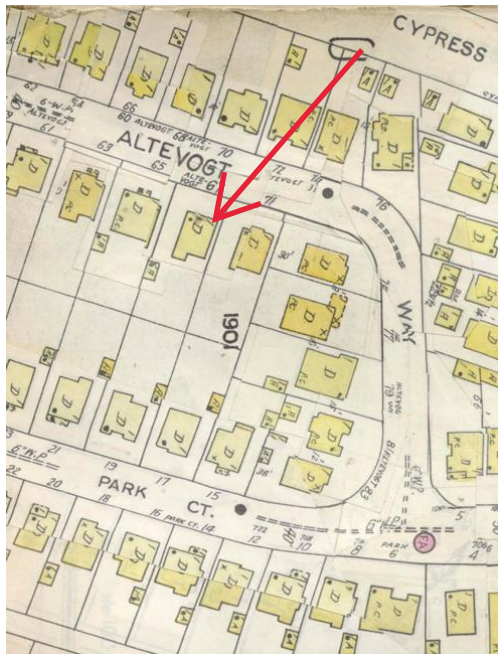
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An aerial photograph of Santa Clara taken in 1931, as well as a Sanborn Fire Insurance Company Map published in 1932, show that the Park Court subdivision was essentially built out by the early 1930s while apricot orchards surrounded the development on nearly all sides (see **Figures 18 and 19**).



**Figures 18.** Aerial Photograph of Park Court Subdivision, 1931.



**Figure 19.** Sanborn Fire Insurance Company Map, 1932. Subject property highlighted.



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San Jose residents Walter and Katherine Altevogt were involved in the creation of several subdivisions in the San Jose area, including part of Burrell Park (located near Park Avenue and Hedding Street in San Jose), and the Alameda Villa Tract.

Walter Altevogt was born in Rotterdam, Holland, in 1886. He immigrated to the United States by way of Canada in 1910. He married Katherine M. Dinsmore on June 4, 1924, in San Jose. In the early 1920s, Walter worked as a carpenter/contractor. It appears that following his marriage to Katherine, Walter began to purchase large portions of land throughout the area for the purpose of subdividing and building homes. Together, the couple was responsible for the creation of several subdivisions in the immediate area, as described above. After building dozens of houses, Altevogt sold the majority of the Park Court subdivision to John Roy "J. R." Phelps for nearly half a million dollars on December 23, 1925.<sup>3</sup> Troubles for the couple began in 1926, however, as Walter and Katherine Altevogt endured a bitter, public divorce and as Walter was indicted on several counts of fraud, corruption, extortion, contempt of court, and even faked his own death by allegedly swallowing poison, all of which was followed breathlessly by the local newspapers.<sup>4</sup> Walter Altevogt left San Jose in 1931 for Richmond, Virginia, and died in Grass Valley, California, in 1951 at the age of 65.

John Roy Phelps was a local real estate and insurance salesman. His offices, Barnett & Phelps Real Estate Agency, were located on The Alameda, in San Jose. The subject property originally known simply as Lot 41, was first assigned with the address of 67 Altevogt Way,<sup>5</sup> then 67 Park Court, then finally 642 Park Court in the mid-1950s. The property remained under ownership of Phelps until the early 1930s, although it was occupied about two years after construction by George B. and Helen Roth, and their two daughters Eleanor & Catherine. Born in 1893 in New York, George Roth was occupied as a

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<sup>3</sup> "Subdivision Purchased for Nearly Half a Million," *Redwood City Tribune*, December 24, 1925.

<sup>4</sup> "Altevogt Held for Extortion," *San Jose Mercury News*, December 8, 1927.

"Walter Altevogt is Poison Victim," *San Jose Mercury News*, August 22, 1928.

"Altevogt Fails in New Attempt to End Own Life," *San Jose Mercury News*, May 19, 1931.

<sup>5</sup> After Altevogt's notorious affairs became front-page news, the residents of Park Court sought to have the Altevogt name stripped from association with their neighborhood. The Park Court tract map recorded in 1925 gave the lots on the north side an Altevogt Way address. The lots on the south side had Park Court addresses. Newspaper articles in 1926 mentioned residents living on Altevogt Way. On January 17, 1927, residents of Park Court successfully applied to the Santa Clara Board of Trustees to have the street name Altevogt Way changed to Park Court. The *San Jose Mercury* on October 21, 1930, reported that Altevogt Way was officially changed by city ordinance to Park Court.

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truck driver for a petroleum company, while Helen Roth, who had been born in 1900 in Michigan, was occupied as a mother and homemaker. The family rented the home for \$25 per month in 1930.<sup>6</sup> By 1935, the home was occupied by Carey S. and Frances Glenn. Carey Glen was occupied at the time as a bookkeeper with Blase Bros & Co.<sup>7</sup> By 1940, the home was occupied by Roy and Dorothy Nylin and their two daughters, Francis and Marjorie. Born in 1902 in Minnesota, Roy Nylin was occupied at the time as salesman at a retail store, while Dorothy Nylin, who had been born in 1903 in California, was occupied at the time as an office worker in private school.<sup>8</sup> By 1947, the subject property was occupied by William G. Murie (1916 - 1995) who held no occupation at the time, but had been occupied as parking lot attendant in the early 1940s.<sup>9</sup> By 1950, the subject property was occupied by Frank O. and Josephine P. Morris, along with their daughter, Eleanor. Born in 1886 in Nevada, Roy Nylin held no occupation, but had been a locomotive engineer, while Josephine Nylin, who was born in 1896 in California, also held no occupation but had been a school teacher.<sup>10</sup> The Nylin couple were liked retired in 1950.

In 1953, the house was sold to Minnie Chapman for a sum of \$8,750.<sup>11</sup> Born in 1907 in California, Minnie Chapman was the widow of the recently deceased Roy Chapman and was occupied as a stenographer at Moffett Field in Mountain View.<sup>12</sup> Minnie Chapman occupied the house until 1963, but between 1964 and 1968, the home was listed as vacant and presumed to be unoccupied until Roger D. and Mary L. Chase moved in beginning in 1969.<sup>13</sup> Born in 1941 in Vermont, Roger Chase was occupied as a draftsman for Varian Associates, one of the first high-tech companies in Silicon Valley. Mary Chase was born in 1942 in California. The Chase couple owned and occupied the subject property until 1981, after which the property was listed as vacant and presumed to be unoccupied for many years thereafter. Beginning around 1998, the property was occupied by Harold Santos (1918 - 1999) and his wife, Angelina Santos (1916 - 2006).<sup>14</sup> Beginning around 2002, the property was also occupied by their daughter, Beverly Beninger (1940 - ), and their grandsons, Scott and Mark

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<sup>6</sup> 1930 US Census, *67 Park Court*, available online at Ancestry.com, Accessed February 28, 2025.

<sup>7</sup> San Jose Directory, 1935, *67 Park Court*.

<sup>8</sup> 1940 US Census, *67 Park Court*, available online at Ancestry.com, Accessed February 28, 2025.

<sup>9</sup> San Jose Directory, 1947, *67 Park Court*.

<sup>10</sup> 1950 US Census, *67 Park Court*, available online at Ancestry.com, Accessed February 28, 2025.

<sup>11</sup> "Property Sales," *San Jose Mercury News*, July 5, 1953.

<sup>12</sup> San Jose & Santa Clara City Directories, 1955 - 1963, *67/642 Park Court*.

<sup>13</sup> San Jose & Santa Clara City Directories, 1964 - 1969, *642 Park Court*.

<sup>14</sup> Harold Santos was retired by the time he occupied the subject property, but previously he had been employed as a truck driver at Moffett Naval Air Station in Mountain View (1950 US Census, *71 Park Court*, Available online at Ancestry.com, Accessed February 28, 2025).

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Todd (1959 - and 1961 - , respectively) until at least 2017.<sup>15</sup> The Santos couple also owned the adjacent house to the east at 632 Park Court, where Beverly Beninger's sister, Lorraine Furtado, currently resides.

By 2006, the property had been placed in the Beninger Family Trust, and in 2025, it was sold to Geetha Chandu, who owns the subject property today.

### Building Permits

A review of building permits on file with the City of Santa Clara Community Development Department revealed the following four permits associated with the property at 642 Park Court:

- 11/6/1961     BLD1961-23138     Construct Garage Type V-J (\$400)
- 3/23/1994     BLD1994-10238     Partial Foundation Upgrade; Type V-N (\$12,500)
- 5/25/2005     BLD2005-06338     Replace water Line from Meter to House (No dollar amount listed)
- 9/19/2018     BLD2018-52308     Remove un-permitted Tankless water heater, Relocate and install a new tankless water heater on exterior wall. (New) gas line. Install Sump Pump in basement to Sanitary Sewer. (No dollar amount listed)

### **Evaluation**

The City of Santa Clara maintains a list of the City's list of architecturally or historically significant properties, otherwise known as Historic Preservation and Resource Inventory (see Appendix 8.9 of the 2010-2035 General Plan). The subject property is not currently listed on that inventory or on the California Directory of Properties in the Historic Property Data File; however, the Park Court Subdivision is currently listed on the California Directory of Properties in the Historic Property Data File with a rating of 5S2 (individual property that is listed or eligible for local listing). The property was not found on any other State or local inventory or list. It is located within the City of Santa Clara in a neighborhood now known as Old Quad.

The List of Designated Architecturally and/or Historically Significant Properties is based on the 1981 City of Santa Clara Historic Survey and has been updated to note those sites which have been rezoned to a Historic combining district designation, as well as to reflect the deletion of those structures which have been demolished, and the addition of properties that

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<sup>15</sup> Criss-Cross Directories, San Jose West, 1970 – 2017, *642 Park Court*, available at the San Jose Public Library.



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have been revitalized and saved. Most of the properties identified as significant on the List are located in the Old Quad. It is recognized that significant changes to any one site within the Old Quad may have an impact on the historic character of this important area of Santa Clara. On an ongoing basis, the Historical and Landmarks Commission evaluates this List for possible updates. Therefore, properties not currently included in this List but in close proximity to sites located in the Old Quad may also be subject to review by the Historical and Landmarks Commission for consistency with the historic character and neighborhood integrity of surrounding properties, prior to granting discretionary approvals for expansion, reconstruction or replacement. Specific areas of the Old Quad appropriate for referral to the Historical and Landmarks Commission are determined by the City Council.

The development of the subject property occurred during the Interwar Period of growth Santa Clara and the rest of the Valley began experiencing between the World Wars. Orchards gave way to subdivisions, and the canning industry began to give way to technology-based companies. Today, the extant building on the subject property represents a period of growth in Santa Clara during the early part of the Twentieth Century, a development pattern that has continued into the recent past as older vacant properties within the original city have been developed, or older houses demolished and new single, multi-family buildings, or commercial/industrial/institutional buildings constructed. The Old Quad is noted in the Santa Clara General Plan as containing most residential architectural styles of the late nineteenth and early twentieth centuries: Neoclassical, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, Colonial Revival, Spanish Colonial Revival, Mission Revival, Bungalow, and Craftsman. The significance of the area, however, rests in the concept of Old Quad as a neighborhood. Old Quad is today a strong visual reminder of the self-contained community formally laid out in a grid pattern in 1866 (based on an initial survey of 1847), in contrast to the modern tract and commercial development of most of the Santa Clara Valley and other parts of the City of Santa Clara following World War II.

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council. A qualified historic resource is defined as: any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible. The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Santa Clara highlight the City's unique heritage and enable residents to better understand its identity through these links with the

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past. The property at 642 Park Court was found to meet the following criteria:

### Criterion for Historical or Cultural Significance:

*1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.*

In considering the significance of the property based on the City of Santa Clara's Criterion for Historical or Cultural Significance, the property was found to have individual character and interest that reflects the heritage and cultural development of the city. It is neither associated with a historical event, important individual or group or other activity, but does have a direct association with broad patterns of local area history.

### Criterion for Architectural Significance:

*4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance*

Under the City of Santa Clara's Criterion for Architectural Significance, the house characterizes an architectural style associated with a particular era. It is architecturally unique in the current neighborhood setting and has visual symbolic meaning and appeal to the community as representative of the early town. Because the property does meet the Criterion for Architectural Significance and is associated with a particular historic era, it would appear that the property has local significance under current City policies.

The historic house on this property is representative of early Twentieth Century Craftsman Bungalow residential architecture. The building's rectangular footprint, gabled roof, simple form, and modest detailing are recognizable from this early period. The house is considered a good example of a 1920s era residence despite the replacement fenestration and reconstructed chimney, which appear to have been completed in the 1990s. These modifications have not destroyed the ability of the house to convey its early character.

### Criterion for Geographic Significance

- 1. A neighborhood, group or unique local area history directly associated with broad patterns of local area history.*
- 2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings*

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The subject property is in the Park Court subdivision consisting of about 85 modest bungalows built on small lots by speculative builder Walter A. Altevogt beginning in 1925. Most were built in a single year by the same contractor. Their exteriors are simplified versions of Cape Cod, Colonial Revival, and Craftsman domestic architecture styles popular during the 1920s. The subject property shares many of the same character-defining features and materials with its neighboring houses, and 11 houses are generally similar in size, scale, materials, and lot size.

This early automobile suburb along Park Avenue, an alternative to The Alameda linking Santa Clara with San Jose, offered the working family a location convenient to jobs in local industries. First-time homebuyers could obtain a ready-built home with a monthly mortgage payment favorably comparable to prevailing residential rental rates. The prosperity of the 1920s spurred a residential building boom that realtors such as Barnett & Phelps used to market.

The majority of the surrounding residences on the court where this house is located maintain their original location and integrity from the time of their construction, in the early Twentieth Century. Built in 1925, the subject property at 642 Park Court maintains its compatibility with the neighboring properties due to the fact that few changes, both to the front of the residence and the lot configuration, have taken place since its construction. As a whole, the surrounding streetscape, and the subject property maintain their integrity as a good example of an early Twentieth Century neighborhood in the City of Santa Clara. The Park Court Subdivision is known to the City of Santa Clara to be the largest intact subdivision from the 1920s remaining today in Santa Clara, featuring homes styled as bungalows, including Cape Cod, Colonial Revival, and Craftsman, creating a unique neighborhood of like size, scale and lot sizes.

The Park Court neighborhood is also an early example of a circular or semi-circular "court development." In *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States*, Virginia and Arcie Lee McAlester write that "geometric plans," subdivisions with streets curved into symmetrical geometric shapes, were favored by a few developers, particularly during the 1910s and 1920s."<sup>16</sup> Only a few similar subdivisions exist from this period in the South Bay, and none are as large as Park Court.

The subject property is also representative of early Twentieth Century patterns of development within the historic Old Quad neighborhood. The Old

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<sup>16</sup> McAlester, Virginia and Arcie Lee, *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States*, 1998.



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Quad has lost many of its original historic buildings, although many residential properties remain. Historic residential properties in Old Quad such as the house at 642 Park Court contributes to the historic setting and an understanding of the early pattern of development. Most of these properties, including the subject property, would be considered contributors to a local 'Park Court Historic District' if it were to be established, but would not *individually* meet the eligibility requirements as a Qualified Historic Resource under local criteria for Geographic Significance, or under Criterion A of the National Register of Historic Places, or Criterion (1) of the California Register of Historic Resources.

The Roth family was initially associated with this property beginning shortly after it was constructed by the owner of the subdivision and continued to occupy the property until the mid-1930s. Various other families and individuals occupied the property through this time until the present, although research revealed that none were found to have contributed to the historic development of Santa Clara in an important way. The property would therefore not appear to be eligible for the local, National or California Registers based on personages under National Register Criterion B or California Register Criterion (2).

### Conclusion

The house at 642 Park Court may be considered for inclusion on the City of Santa Clara's list of architecturally or historically significant properties due to its age, integrity, and meeting local criteria for historical, cultural, architectural, and geographic significance. In addition, the Park Court neighborhood appears to be historically significant as the largest remaining intact example in Santa Clara of a locally rare "geometric planned" pattern of development from the early part of the Twentieth Century. The entire development appears to be eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List as a potential 'Park Court Historic District.'

### Continued from B12. References, on Page 2

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