

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Monterey Street Historic District Page #1

Description

The Monterey Street Historic District represents a residential neighborhood in Hollister in the period before World War II. The district contains 252 buildings, most of which are single-family residences, constructed during the past 120 years along Monterey and adjacent streets. The district includes 188 buildings that contribute to its historic character, 64 that do not contribute, between two and seven that are not clearly visible from the street (and are thus excluded from the resource count), and three empty parcels. The district's integrity is high due to the concentration of resources and the large proportion of contributors, as well as the arrangement of the streets and the placement of buildings on their lots.

Monterey Street, part of Hollister's original grid, forms the spine of the district. It extends north and south for six blocks and is lined with large trees on both sides. About half of the district's buildings are on parcels that border Monterey Street. All but a few of the remaining buildings are on lots along one of five crossing streets. Only a dozen buildings are located more than one full block from Monterey Street.

Almost all the buildings in the district have a residential use of some kind. Slightly more than half are single-family dwellings. Several others were originally constructed for one family but have since been divided into several units. A few buildings were designed as apartments. Most of these are second units on parcels that also contain a single-family residences; although the district has one bungalow court. Slightly more than one-quarter of the buildings in the district are garages. In addition, the district contains three churches, two houses converted to offices, and a medical clinic. All but a handful of parcels have both a main building (usually a house) and one or more auxiliary buildings (garages and second units). Many also have sheds, but these small structures have not been considered as separate resources.

The use by single families largely explains the main visual characteristics of the district. Main buildings are clearly separated from their neighbors. They have side yards, often with driveways, and back yards. They also have front lawns that put them 10 or 20 feet from the sidewalk. In most cases a grass margin between sidewalk and street adds to the setback. The buildings are individually landscaped with trees, shrubs, and small plants. Only the streets present a set of self-contained elements. The alleys that cut across the north part of the district offer a stronger sense of communality with their closely packed collections of garages, second units, sheds, and fences.

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REGISTRATION FORM

1. Name of Property

historic name: Monterey Street Historic District

other name/site number: N/A

2. Location

street & number: Monterey and intersecting streets between 5th and B

not for publication:

city/town: Hollister

vicinity:

state: CA county: San Benito code: 069

zip code: 95023

3. Classification

Ownership of Property: private

Category of Property: district

Number of Resources within Property:

Contributing	Noncontributing
<u>188</u>	<u>64</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>188</u>	<u>64</u> Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:
N/A

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. _____ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. _____ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

_____ entered in the National Register

_____ See continuation sheet.

_____ determined eligible for the

National Register

_____ See continuation sheet.

_____ determined not eligible for the

National Register

_____ removed from the National Register

_____ other (explain): _____

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic

Domestic

Religion

Current : Domestic

Domestic

Religion

Sub: single dwelling

secondary structure

religious facility

Sub: single dwelling

secondary structure

religious facility

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Within the overall uniformity of the district, the individual buildings vary somewhat. Most have one story, but several are taller. Generally, gable roofs predominate, with hipped roofs the next most frequent. Horizontal board is by far the most popular siding, although a few buildings are faced in stucco, shingles, or (especially for garages) vertical board often with battens. The amount of detailing varies widely from lavish to non-existent. The details themselves are appropriate for the era of construction.

The design of the main buildings runs from simple vernacular types to carefully executed examples of popular styles. Among the vernacular building types the one-story gable-and-wing predominates. The district also contains examples of the hall-and-parlor and I-house. Of the various architectural styles, Queen Anne and Craftsman are the most frequent. Also in the district are clear examples of other styles popular at times during the period of significance. These include: Gothic Revival, Italianate, Neo-Classical Revival, Mission Revival, Prairie, Tudor Revival, Mediterranean Revival, and (using the term loosely) International. The secondary buildings aim at functionality and seldom contain stylistic references or decorative elements. The main exceptions are garages designed to match the adjacent houses.

Generally, the buildings have suffered only minor alterations over the years. One typical change involves expanding the living space of a house through a rear addition or porch enclosure. Other porch modifications include replacement of balustrade and roof supports. A handful of buildings have been resided, and some original windows have given way to aluminum sliders. Nevertheless, many buildings appear virtually unaltered since the time of construction, and many of the rest have alterations that date from the period of significance. Only about a half-dozen have lost their architectural integrity in the last 50 years.

The differences between contributing and non-contributing buildings is clear in most cases. All of the district's contributors retain important materials and design elements from the close of the period of significance. These include most or all of the following: siding, roof shapes and sizes, door and window openings and surrounds, porch location, and ornamentation. In almost all cases, the elements are original rather than pre-1942 alterations. The non-contributors fall into two groups--buildings that have lost architectural integrity in the last 50 years and buildings constructed since 1941. The overwhelming number of non-contributors fall into the second group. Only about a half-dozen non-contributors were constructed during the period of significance and altered afterward. Most of more recently constructed non-contributors are garages and second units not easily visible from the street. Many of the non-contributing

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residences are thirty to forty years old and share the scale and setbacks of their older neighbors. Only a handful of structures conspicuously detract from the historic appearance of the district.

The district has major contributors at every intersection. At Monterey and Sixth Streets are the recently rehabilitated Porter House, a one-and-a-half story Queen Anne residence, and the Gothic Revival Church of Christ with its twin spires. A block to the south is another church, St. Luke's Episcopal, in the same style. The imposing two-story Hawkins House, with its wealth of Queen Anne detailing, marks the corner of Monterey and South. Across the street is a meticulously executed Craftsman bungalow. At Monterey and Hawkins Streets is the Mission Revival medical clinic, originally the Hazel Hawkins Hospital. A block further south are two residences of architectural interest--one a two-story Prairie Style house constructed before 1910 and the other a carefully composed one-and-a-half story house that typifies "modern" residential construction before World War II. The two intersections on West Street also have notable buildings. At Seventh Street is a two-story Queen Anne House with cylindrical tower. At South Street are an elaborately detailed Queen Anne cottage and a one-story house with pyramidal roof and unusual arched porch.

The district is bounded by areas of distinctly different character. Immediately to the north is the office complex of the county government. On the south are the buildings of the high school and their accompanying parking lot. On the east is the city's historic commercial district. On the west is a large park and (to the south) a neighborhood of post-World War II houses. A hill several blocks to the north provides some topographic definition to the district, which is itself completely flat. The boundaries follow contiguous parcel lines.

The district retains a high degree of integrity. Contributing to the feeling of a pre-1942 neighborhood are the gridded streets with sidewalks and mature trees, the arrangement of the buildings with front and side yards, the predominant residential uses, and the retention of original design and fabric. Especially important are the high proportion of contributing buildings--75 percent overall and 82 percent among major elements--and the inconspicuousness of most of the non-contributors. With its integrity intact, the district preserves its historic character.

Locations of the contributors and non-contributors are shown on an attached map. Descriptions of the elements of the district follow.

Description

Architectural Classification:

Late Victorian: Queen AnneLate 19th and Early 20th Century Movements: CraftsmanOther: Gable-Front-and-Wing HouseOther Description: N/A

Materials: foundation concrete roof asphalt
walls weatherboard other _____
stucco

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: _____.

Applicable National Register Criteria: CCriteria Considerations (Exceptions) : N/AAreas of Significance: ArchitecturePeriod(s) of Significance: 1875-1941Significant Dates : N/ASignificant Person(s): N/ACultural Affiliation: N/AArchitect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

Major Bibliographical References

☒ See continuation sheet.

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 -- Specify Repository: City of Hollister Redevelopment Agency

10. Geographical Data

Acreage of Property: 115

UTM References: Zone Easting Northing Zone Easting Northing

A	_____	B	_____
C	_____	D	_____

____ See continuation sheet.

Verbal Boundary Description: ____ See continuation sheet.

The boundary is shown as the edge of the shaded area on the accompanying map entitled "Boundaries of the Monterey Street Historic District."

Boundary Justification: ____ See continuation sheet.

The boundary includes the historic resources and their immediate setting.

11. Form Prepared By

Name/Title: Donald S. Napoli

Organization: _____ Date: August 7, 1992

Street & Number: 1614 26th Street Telephone: (916) 455-4541

City or Town: Sacramento State: CA ZIP: 95816

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418 6th Street

Non-contributing Building (ca. 1930)

This one-story house has a gable roof and an inset front porch. Windows are double hung and wood-framed. The stucco siding presents a blank wall to the street and leaves the building out of character with the district.

423 6th Street

Contributing Building (ca. 1908) with Contributing Garage

This one-and-half-story Craftsman bungalow has a side-facing gable roof with overhanging eaves and a front-facing gabled dormer with several windows. Below it is the front porch, which is covered by a shed-roof extension supported by tapered posts. Three types of siding are used: shingles in the gable ends, stucco on the upper half of the first story, and board and batten on the lower half. On the alley at the rear is a shed-roofed garage with board siding.

4-426 6th Street

Contributing Building (ca. 1893) with Contributing Garage

This one-and-a-half story building has a front-facing gable roof and horizontal board siding. Most windows are two-over-two and double hung. The front elevation is symmetrical and features a cornice return, paired windows in the gable, and on the first story a hipped porch roof with plain supports. Two doors, one on each side, open onto the porch. A window is centered between them. Shed roofed dormers cut the cornice line on the side elevations. In the rear is a large garage (ca. 1930) with a shallow gable roof and siding made of sheets of corrugated metal.

356 7th Street

Contributing Building (ca. 1920) with two Contributing Garages

This one-story house takes the same form as its much older neighbor on the west. It has horizontal board siding, a side-facing gable roof with gable roofed dormer, and a hipped porch roof supported by posts with narrow capitals. A centered door and flanking double hung windows face the porch. In the rear are two garages, both with gable roofs. One (ca. 1908) has board siding; the other (ca. 1920) is sided with corrugated metal sheets.

364 7th Street

Contributing Building (ca. 1880) with Non-contributing Garage

The single-story building began life as a hall-and-parlor house and quickly sprouted rear additions. One is formed by an extension of the roof; the other is a wide flat-roofed section. The building has board siding. The front elevation, which is symmetrical, has a shed roofed dormer, hipped roofed porch supported by plain posts, and centered door flanked by double hung windows. The building appears not to have been substantially altered.

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since about 1910. In the rear is a recently constructed garage (ca. 1970) with shed roof and no doors.

372 7th Street

Contributing Building (ca. 1909) with Non-contributing Garage

This one-and-a-half story Craftsman house has a side facing gable roof with split rafter ends and overhanging eaves supported by knee-braces. A large gable-roofed dormer with three adjacent windows faces the front. The first story of the front elevation is divided between an inset porch on the west and a projecting section with clipped gable roof on the east. Several siding materials are used: shingle, stucco, and horizontal board. The concrete foundation rises about two feet above ground level. Facing the alley in the rear is a two-car garage (ca. 1950) with gable roof and stucco siding.

300 7th Street

Contributing Building (ca. 1880)

This one-story house, which displays elements of the Italianate style, has a shallow hipped roof and horizontal board siding. The eaves overhang slightly and are supported by small, paired brackets. On the front elevation is a half-width porch with a shed roof supported by plain posts. Another porch at the rear faces west. Windows are hooded, wood-sided, double hung. The porch stairs are concrete, but the foundation may be wood.

418 7th Street

Contributing Building (ca. 1875)

This hall-and-parlor house has an additional area in the rear formed by an extension of the roof and another rear addition on the northwest. The siding is horizontal board on the front and vertical board-and-batten on the sides. The front elevation is symmetrical, with a small shed roof sheltering a porch stoop and aluminum sliding windows with false wood shutters on each side.

428 7th Street

Contributing Building (ca. 1905) with Contributing Garage and Non-contributing Residential Unit

This single-story house has a pyramidal roof with hipped roof dormers and overhanging eaves. Siding is horizontal board and windows are wood-sided and double hung. There are shallow three-sided bay windows on the front and both sides. The front porch is inset and approached by concrete stairs with brick staircase. In the rear are a long garage (ca. 1920) with a gable roof and vertical board siding and a residential unit (ca. 1960) with a gable roof and vertical board-and-batten siding.

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431 7th Street

Contributing Building (ca. 1924) with Contributing Garage

This one-story residence has stucco siding. Its roof, presumably flat, is hidden behind a parapet. On the front elevation the parapet has two stepped sections, with each step atop a single-pane window. The main entrance, on the west, is topped by a boxy canopy and approached by a flight of steps. On the alley at the rear is a garage (ca. 1924) with gable roof and board siding.

433 7th Street

Contributing Building (ca. 1895) with Contributing Garage

This single-story house has a side-facing gable roof and horizontal board siding. On the front elevation a small porch topped by a shed-roofed canopy is flanked by a double hung two-over-two window on each side. A gable-roofed extension has been added to the rear. On the alley is a wide garage (ca. 1920) with gable roof and board siding.

435 7th Street

Contributing Building (ca. 1885) with three Contributing Residential Units

This one-and-a-half story I-house has horizontal board siding and a front-facing gable-roofed dormer that cuts the cornice line. A shed-roofed front porch extends across the first story. Square posts with simple capitals support the roof. At the rear is a single-story addition. In the backyard is a one-story apartment unit (ca. 1920) with a hipped roof and board siding. Along the alley are two other apartment units. The larger (ca. 1940) has two stories, hipped roof, and vertical board-and-batten siding. The smaller (ca. 1885) has one and a half stories, a gable roof, and vertical board-and-batten siding.

438 7th Street

Non-contributing Building (ca. 1970) with Non-contributing Garage

This recently constructed one-and-a-half story house makes some attempt to blend into the district. It has horizontal board siding and a side-facing gable with overhanging eaves. A large decorative gable sits atop the inset front porch. Windows effect the look of small panes. At the rear is a garage (ca. 1970) with gable roof and board siding.

450 7th Street

Contributing Building (ca. 1875) with Contributing Garage

This one-story house has intersecting gable roofs and horizontal board siding. Below the front-facing gable is a three-sided bay window with talianate details. These include a banded cornice with scroll brackets and circular arched windows separated by colonettes. To the right (east) is the shed-roofed front porch, which has been glassed in. On the west side is a shed-roofed addition from the 1920s. Facing the alley in the

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rear is a garage (ca. 1920) with gable roof of corrugated metal and siding of wood and metal.

453 7th Street

Contributing Building (ca. 1908) with Non-contributing Garage
This one-story house has a hipped roof and horizontal board siding. An auxiliary gable roof with decorative brackets faces forward. Also on the front elevation is a shed-roofed porch that has been enclosed. Porch windows are multi-paned in metal frames. Windows elsewhere are encased in wood and usually double hung. In the rear is a two-car garage (ca. 1960) with gable roof and corrugated metal siding.

463 7th Street

Contributing Building (ca. 1915) with Contributing Garage
This small Craftsman bungalow has horizontal board siding and a shallow gable roof with overhanging eaves. The main gable is echoed by a smaller lower front-facing gable. To its right is a front porch topped by a pergola. Craftsman details include knee braces. On the alley in the rear is a gable-roofed garage (ca. 1915) with corrugated metal siding.

464 7th Street

Contributing Building (ca. 1885) with Non-contributing Residential Unit
This single-story house, a Queen Anne cottage with little detailing, has intersecting gable roofs and horizontal board siding. Below the front-facing gable is a three sided bay window and to the right (east) a shed-roofed porch with turned posts. The porch windows are aluminum sliders; most of the building's other windows are wood-sided and double hung. In the rear is a garage (ca. 1970) with a gable roof and stucco siding.

465 7th Street

Contributing Building (ca. 1884) with Contributing Garage
This gable-and-wing house has two stories and horizontal board siding. The front porch, half of which has been glassed in, has a flat roof with balustrade above. Victorian details include cornice brackets and ornamented porch posts. An L-shaped extension has been added to the rear. On the alley in the rear is a small gable-roofed garage with board siding.

476 7th Street

Contributing Building (ca. 1880) with Non-contributing Garage and Non-contributing Residential Unit
This one-story house is yet another building with intersecting gable roofs and horizontal board siding. Beneath the front-facing gable are a pair of tall hooded windows. To the right (east) is an enclosed porch with a short shed roof. In the rear are a carport/storage building (ca. 1970) with gable roof and stucco siding and a second unit (built or remodeled ca. 1970) with gable roof and board siding.

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481 7th Street

Contributing Building (ca. 1875)

This one-story Italianate cottage has a shallow hipped roof and horizontal board siding. The front elevation is symmetrical. In the center a small gable roof cuts the main cornice line. Beneath it is a porch with a flat roof supported by posts with decorated capitals. On each side is an arched, hooded window pair. A dentil course runs below each cornice.

486 7th Street

Contributing Building (ca. 1880) with Contributing Garage

This is one of four adjacent one-story gable-and-wing houses. Although the building form is original, many of the elements--especially the windows--appear to be replacements. The building has horizontal board siding and a nearly flat roofed porch running across the east side of the front elevation. In the rear is a garage with two board-sided, gable-roofed sections, the older of which dates to ca. 1880.

323 Hawkins Street

Contributing Building (ca. 1903)

This one-story house has board siding and a main hipped roof with a projecting gable roof on the front elevation. To the east of the gable-roofed section is a shed-roofed porch with turned posts, and to the west a narrow, gable-roofed addition.

337 Hawkins Street

Contributing Building (ca. 1890)

This one-story house has a gable roof and horizontal board siding. A small addition on the east has a hipped roof. The front porch, which has been completely enclosed, has a horizontal band of windows and side door.

347 Hawkins Street

Contributing Building (ca. 1907) with three Contributing Residential Units

This one-story house has horizontal board siding and a hipped roof with a small hipped-roof dormer. On the east side of the front elevation is a gable-roofed porch with recessed vents in the gable end and arched openings below. In the rear are three residential units (ca. 1930) with gable roofs and horizontal board siding.

350 Hawkins Street

Contributing Building (ca. 1927) with Contributing Garage

This single-story Craftsman house has horizontal board siding and a gable roof with overhanging eaves. A wide shed-roofed dormer with narrow attic vents faces forward. The front porch, which wraps around to the north, has been glassed in. A gable-roofed addition projects east from the northeast

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corner of the building. In the rear is a gable-roofed garage (ca. 1927) with vertical board-and-batten siding.

357 Hawkins Street

Non-contributing Building (ca. 1980)

This long one-story house has a shallow gable roof and siding that appears to be plywood sheets. Attached in the rear are a garage and a second unit.

380 Hawkins Street

Contributing Building (ca. 1930) with Contributing Garage

This one-story house has stucco siding and a flat roof. The front elevation is dominated by a full-width front porch with two large arched openings. At the rear is a garage (ca. 1930) with a flat roof and board siding.

Haydon Street

Contributing Building (ca. 1908) with Non-contributing Residential Unit

This one-story house has a hipped roof and horizontal board siding. A porch with Tuscan columns extends across the left (east) half of the front elevation and wraps around to the side. On its right is a protruding section of the house which is topped by a hipped roof and contains a "Chicago" window. In the rear is a residential unit (ca. 1970) with a gable roof and board siding.

336 Haydon Street

Contributing Building (ca. 1905)

This single-story house takes the gable-and-wing form. Beneath the front-facing gable is a bay window. In the intersection of the L is a shed-roofed porch with turned posts. Siding is horizontal board.

337 Haydon Street

Non-contributing Building (ca. 1960) with Non-contributing Garage

This one-story house has stucco siding and a shallow hipped roof with overhanging eaves. It has no decorative features except a short brick band along the bottom of the front elevation. The garage (ca. 1960) in the rear also has stucco siding and a hipped roof.

345 Haydon Street

Contributing Building (ca. 1903)

This Queen Anne cottage has one story and horizontal board siding. The front of the building has an L shape, with a forward-facing gable topping a window. The gable end is fully pedimented and sided in shingles. To the right (west) is a shed-roofed porch. The house uses plain stickwork as decoration. A structure in the rear is not visible from the street but may be a barn built at the time of the house.

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346 Haydon Street

Contributing Building (ca. 1924) with Non-contributing Garage

This house has one story, stucco siding, and a flat roof marked by a narrow cornice band. The half-width front porch is recessed. To its right is window topped by a tile awning. In the rear is a large gable-roofed garage (ca. 1960) with corrugated metal siding.

354 Haydon Street

Contributing Building (ca. 1904)

This one-story house has a main hipped roof and horizontal board siding. A gable roof extends forward to cover a three-sided bay window which has only its west part slanted. To the right (east) is a half-width front porch.

361 Haydon Street

Contributing Building (ca. 1875)

This one-story house takes the gable-and-wing form. It has horizontal board siding and no ornamentation. A shallow shed-roofed porch runs two-thirds of the front elevation. Windows are two-over-two and topped with crown molding.

368 Haydon Street

Contributing Building (ca. 1909) with Non-contributing Garage

This single-story house, designed in a simplified Craftsman style, has board siding and a gable roof with overhanging eaves. The front porch extends the width of the building. In the rear is a garage (ca. 1975) with gable roof and corrugated metal siding.

379 Haydon Street

Non-contributing Building (ca. 1955) with Non-contributing Garage

This single-story, stucco-sided house has an L-shape. The main roof is hipped; the projecting section has a gable roof. Both roofs have shallow pitches and overhanging eaves. The front elevation has a three-or-four foot "wainscot." In the rear is a garage (ca. 1955) with hipped roof and stucco siding.

380 Haydon Street

Contributing Building (ca. 1909)

This early Prairie School house has two stories, stucco siding, and a hipped roof with overhanging eaves. The front elevation is still largely symmetrical, with two pairs casement windows on the second floor and a flat-roofed front porch centered on the first. To the right (east) of the porch is a new glassed-in area. On the rear is a band of windows beneath the eave.

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424 Haydon Street

Non-contributing Building (ca. 1950) with Non-contributing Garage
This one-story house has intersecting gable roofs and horizontal board siding. A narrow porch with plain posts is in the corner of the L. There is no ornamentation. At the rear is a two-car garage (ca. 1950) with a tiled gable roof and stucco siding.

436 Haydon Street

Contributing Building (ca. 1894)

This house has one story and horizontal board siding. The roof main roof is hipped with several planes. On the front elevation a bay window is topped by a gable roof with wide cornice band and shingles in the gable end. To the left (west) of the window is an inset porch with plain supports. At the rear of the parcel is a garage, perhaps dating from ca. 1920, which is largely obscured from view from the street.

439 Haydon Street

Non-contributing Building (ca. 1909)

This single-story, board-sided bungalow has seen many changes over the years. These include aluminum-sided windows and a full-width shed-roofed porch with metal pole supports.

450 Haydon Street

Non-contributing Building (ca. 1950) with Non-contributing Garage

This house has one story, stucco siding, and a hipped roof with overhanging eaves. The front elevation has a shallow gable-roofed section on the left (west) and a porch with plain supports on right. Toward the rear is a small gable-roofed garage (ca. 1950) with board-and-batten siding.

459 Haydon Street

Contributing Building (ca. 1878)

This gable-and-wing house has one story and horizontal board siding. The front porch, to the left (east) of the front-facing wing, has a hipped roof and narrow supports with capitals. The windows are narrow, two-over-two, and protected by closable shutters.

466 Haydon Street

Vacant

A house occupied this lot in 1943.

471 Haydon Street

Contributing Building (ca. 1898) with Non-contributing Garage

This Queen Anne cottage has a hipped roof with gablet and horizontal board siding. On the front elevation is a bay window topped by a gable roof and to the right (east) a porch with turned posts. The gable ends have

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decorative shingles. In the rear is a gable-roofed garage (ca. 1965) with horizontal board siding.

474 Haydon Street

Contributing Building (ca. 1908)

This one-story house has intersecting gable roofs and horizontal board siding. The front-facing gable extends half the width of the elevation and is topped by a wide cornice band. In the gable is a two-part vent and below it a tri-part window. To the left (west) is a shed-roofed porch.

484 Haydon Street

Contributing Building (ca. 1906)

This single-story house has a hipped roof and two styles of horizontal board siding. The front elevation has two elements. On the left (west) is a hipped roof section with a "Chicago" window. On the right a porch with Tuscan columns.

489 Haydon Street

Contributing Building (ca. 1939) with Contributing Garage

This one-story, stucco-sided house has an L-shape with gable roofs atop both wings. An open porch is at the intersection of the L. Windows are double-hung and small-paned. The building has no ornamentation. Facing West Street is a gable-roofed garage (ca. 1939) with stucco siding.

502 Monterey Street

Contributing Building (ca. 1915) with Non-contributing Garage

This one-story house has stucco siding and a hipped roof with overhanging eaves. The front porch has stuccoed piers and a parabolic roof over the steps. Windows are wood-sided and double-hung. Facing Fifth Street is a two-car garage (ca. 1950) with gable roof and board siding.

514 Monterey Street

Contributing Building (ca. 1903)

This one-and-a-half story house has a front-facing gable roof with cross gables toward the rear. The windows in the main gable end are recessed behind a balustrade. Among the Queen Anne elements are the different siding treatments--shingle, narrow board, and wide board. The front elevation has a half-width inset porch with Tuscan columns on the south and a shallow bay window on the north.

524 Monterey Street

Non-contributing Building (ca. 1955) with Non-contributing Garage

This single-story stucco-sided house has a main side-facing gable roof and a smaller gable facing the front. Also on the front elevation is a shed

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roofed front porch. On the alley is a garage (ca. 1955) with gable roof and stucco siding.

540 Monterey Street

Contributing Building (ca. 1928) with Contributing Garage

This one-and-a-half story building has intersecting gable roofs and horizontal board siding. On the front elevation is a two-paneled vent directly beneath the apex of the gable. Below it are two double hung windows flanking a door that opens onto a shallow railed porch. Beneath the second floor porch a shed roof tops a first floor porch that has been glassed in with small-pane fixed windows. The entrance is on the north. On the south elevation is a small one-story shed roofed addition. Behind the building a garage (ca. 1928) with front-facing gable roof and horizontal board siding opens onto the alley.

500 Monterey Street

Contributing Building (ca. 1900)

This large one-and-a-half story building is one of Hollister's most notable Queen Anne residences. It features many elements of the style, including: multiple roof shapes, differing surface textures (shingle and horizontal board), corner tower, and wrap-around front porch. Ornamentation is subdued. The building has an unaltered appearance, the result of a sensitive rehabilitation for office use.

620 Monterey Street

Contributing Building (ca. 1908) with Contributing Garage and Contributing Residential Unit

This one-story stucco-sided house has a hipped roof with flared eaves. Unlike many other Craftsman bungalows, the front (east) elevation is symmetrical. Centered above the cornice is hipped roof dormer with finials above and leaded glass windows. A flat porch roof projects from beneath the cornice and is supported by tapered posts with plain capitals. Four windows and a wide door open onto the porch. Beneath the porch rail on each side of the concrete front steps is a quatrefoil ornament. On each side of the porch is another window. Behind the building is a small second unit (ca. 1940) with a shallow gable roof and board siding. In the rear on the alley is a gable roofed garage (ca. 1930) with siding of stucco and corrugated metal and a two-paneled door on an overhead railing.

620 Monterey Street

Contributing Building (ca. 1880)

This one-story church building has a steeply pitched gable roof and stucco siding. Design elements reflect the Gothic Revival. They include twin towers with octagonal spires flanking the main entrance and rising above the roofline and pointed arches for door, window, and vent openings. An

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addition on the south, less tall than the original building, has a side-facing gable roof, stucco siding, and pointed arch windows.

634 Monterey Street

Contributing Building (ca. 1880)

This large one-story church building has an E-shape with three front-facing gable roofs and a single cross-gable roof recessed slightly to the rear. The two side sections of the front elevation, which are nearly identical, have a full pediment with shingles in the gable end and a single wood-sided double hung window below. The center section has a steeper gable and a recessed porch with entrances on three sides. The siding is stucco. The building, originally constructed in the nineteenth century, evolved into its present appearance by the mid-1920s.

634 Monterey Street

Contributing Building (ca. 1907) with Contributing Garage and Contributing Residential Unit

This one-and-a-half story house has a front-facing gable roof with full pediment and wide shed roof dormer facing north. The building has horizontal board siding and a slightly raised concrete foundation. The front porch, which extends across half the elevation, is inset and covered by the main roof. Windows are wood sided and of various configurations. To the rear on the south is a narrow gable-roofed second unit (ca. 1910) that extends from the main building to the church on the adjacent parcel. Abutting the church is a small garage (ca. 1925) with a shallow gable roof, horizontal board siding, and a double swinging door.

720 Monterey Street

Contributing Building (ca. 1907)

This single-story church has a gable roof and (except for a five-foot horizontal board "wainscot") shingle siding. Main elements come from the Gothic Revival. They include a steeple with twin spires and pointed-arch windows on front and side elevations. The small front porch also has a gable roof. Attached to the left rear of the building is a long addition with shallow gable roof and rectangular windows.

721 Monterey Street

Contributing Building (ca. 1915)

This one-story Craftsman bungalow has a side-facing gable with overhanging eaves supported by knee braces. A gabled dormer emerged from the roof. An inset porch with tapered posts extends across the front of the building. The stucco siding may not be original.

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731 Monterey Street

Non-contributing Building (ca. 1975)

This large garage faces the alley. It has four stalls, a flat roof, and board siding.

748 Monterey Street

Non-contributing Building (ca. 1880) with Contributing Garage and Contributing Residential Unit

This one-story house has a multi-planed roof and stucco siding. The main roof has intersecting gables with a hipped section. A wide front porch has been enclosed. A rock course, approximately four feet high, has been placed at the bottom of the building. At the rear is a shed-roofed addition with a large ramp. The building may once have been a gable-and-wing house or perhaps a Queen Anne. It has been altered so completely that its historical associations have been lost. On the alley to the north are two buildings. One is a hipped roof garage (ca. 1908) with board siding and a sliding door on an overhead rail. The other (ca. 1939) is a two-story gable-roofed second unit with a garage on the first story and living space above.

800 Monterey Street

Contributing Building (ca. 1896) with Contributing Garage and Non-contributing Garage and Contributing Barn

This imposing two-story house on a corner lot displays all the elements of a large residence in the Queen Anne style. It has a nearly pyramidal hipped roof with gable-roofed extensions on the north and east. Between the gable-roofed sections on the first story is a shed-roofed porch with turned posts, balustrade, and decorated pediment over the entrance. The siding is shingle and horizontal board. At the side of the lot to the south are three structures. Two are gable-roofed garages, one (ca. 1920) with horizontal board siding and the other (ca. 1950) with vertical board siding. Further to the south is a tall building (ca. 1900), formerly a stable, with gable roof and vertical board siding.

829 Monterey Street

Contributing Building (ca. 1890) with Contributing Garage

This one-story house has a gable-and-wing design. At the intersection of the gables is a front porch topped by a shed roof with paired narrow posts. The first-floor window beneath the front-facing gable is a multi-paned replacement; most of the rest are two-over-two and double hung. Facing the alley in the rear is a small gable-roofed garage (ca. 1906) with vertical board-and-batten siding.

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836 Monterey Street

Contributing Building (ca. 1908)

This one-story house has shingle siding with a six-foot stucco band at ground level and a hipped roof with a small hipped-roofed dormer. The front elevation has a projecting hipped-roofed section on the left (south) and a shed-roofed porch on the right.

841 Monterey Street

Contributing Building (ca. 1900)

This single-story Queen Anne cottage has a hipped roof with gablet and garble-roofed extensions capping three-sided bay windows on front and side elevations. To the right (south) of the front bay is a porch with shed roof, false gable, and narrow posts.

847 Monterey Street

Contributing Building (ca. 1921) with Contributing Garage

This Craftsman bungalow has side-facing gable roof and stucco siding. A finely detailed shed-roofed dormer faces forward. The full-width front porch is inset. The porch supports have tapered rock bases. In the rear is a two-car garage with board siding and a gable roof topped by a cupola.

848 Monterey Street

Non-contributing Building (ca. 1947)

This Spanish Colonial Revival house has two stories, a hipped roof, and stucco siding. The front wall curves out to form one-story wings on each side. Details include wrought iron balconies and arched windows and front door. There may be a garage in the rear, but it cannot be seen from the street.

849 Monterey Street

Non-contributing Building (ca. 1880) with Non-contributing Garage

This one-and-a-half story house has horizontal board siding and a peculiarly shaped roof. Presumably once gabled, the roof has had its center section removed and replaced by a flat section with tapered sides. This alteration has raised the height of the attic. Below is a shed-roofed porch with narrow supports. The roof changes have compromised the integrity of the building. In the rear is a carport (ca. 1975) with a flat roof supported by steel poles.

856 Monterey Street

Contributing Building (ca. 1880) with Non-contributing Garage

This single-story house has a hipped roof and horizontal board siding. A wide shed-roofed porch with turned posts, decorative brackets, and balustrade dominates the front elevation. To its right (north) is a

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rectangular bay window topped by a hipped roof. In the rear is a two-car garage (ca. 1970) with gable roof and board siding.

859 Monterey Street

Contributing Building (ca. 1909) with Contributing Garage

This single-story house has stucco siding and a hipped roof with a small front-facing hipped dormer. Also on the front elevation are a three-part window on the left (north) and an inset porch on the right. There is a bay window on the north elevation. The stucco siding may not be original. In the rear is a one-car garage (ca. 1920) with stucco siding and gable roof.

864 Monterey Street

Contributing Building (ca. 1880)

This one-story house has horizontal board siding and a hipped roof. The front elevation has two hipped-roofed enclosed sections flanking a shed-roofed porch. The section on the right (north) contains a rectangular bay window. The one on the left and a rear extension were added to the building before 1910. There may be a garage in the rear, but it cannot be seen from the street.

875 Monterey Street

Contributing Building (ca. 1900)

This one-story Queen Anne cottage has horizontal board siding and a hipped roof with gablet. Gable roofs covering three-sided bay windows protrude on the west (front) and south elevations. Between them is an inset front porch.

886 Monterey Street

Contributing Building (ca. 1920) with Contributing Garage and Contributing Residential Unit

This single-story house has shingle siding and a shallow gable roof with a cross gable in the rear. An inset porch extends across half of the front elevation, while a smaller side porch is covered by rear gable roof. Details include knee-braces and horizontal bands. In the rear is a residential unit (ca. 1926) with shingle siding, a gable roof, and a pergola across the front. At the back of the lot is a garage (ca 1920) with shingle siding, gable roof, and two sets of double swinging doors.

888 Monterey Street

Contributing Building (ca. 1922)

This Prairie Style house has one story, stucco siding, and a flat roof with overhanging eaves. The front porch, which extends across most of the elevation, has a similar roof, which reiterates the horizontality of the design.

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889 Monterey Street

Contributing Building (ca. 1900)

This single-story Queen Anne cottage has horizontal board siding and a pyramidal roof. Gable roofs covering three-sided bay windows protrude on the west (front) and north elevations. Between them is a front porch that wraps around to the north. The porch has paired slender columns and balustrade. The building, which was not on this site in 1942, fits the district in all respects.

890 Monterey Street

Contributing Building (ca. 1907) with Non-contributing Garage

This one-story house has a front-facing gable roof and horizontal board siding. On the front elevation a projecting gable roof tops a shallow bay window. A narrow inset front porch is on the right (north). The roofs have decorative bargeboard. The gable ends are finished with stucco and vertical boards. In the rear is a two-car garage (ca. 1975) with a gable roof, board siding, and a band of windows above the door.

895 Monterey Street

Contributing Building (ca. 1929) with Contributing Garage

This one-story house has a flat roof and stucco siding. The front porch is inset at the southwest corner of the building. The house has little detailing. It retains its architectural integrity, although its original windows have been replaced by aluminum sliders. In the rear is a garage (ca. 1929) with flat roof and stucco siding.

897 Monterey Street

Contributing Building (ca. 1930) with Non-contributing Garage

This single-story house has stucco siding and a flat roof marked by double cornice bands. The front elevation has a projecting section marked by a set of three double-hung windows. To the right (south) is a front porch with a tiled shed roof. In the rear facing Hawkins Street is a garage (ca. 1965) with flat roof and stucco siding.

903 Monterey Street

Contributing Building (ca. 1925) with Contributing Garage

This one-story house has stucco siding and a shallow hipped roof. The inset front porch has arched openings. Facing Hawkins Street is a matching garage (ca. 1925), also with hipped roof and stucco siding.

910 Monterey Street

Contributing Building (ca. 1907)

This large building, once the Hazel Hawkins Hospital and now the site of the San Benito Health Foundation, retains much of the Mission Revival appearance it had when constructed in 1907. It has stucco siding and a set

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of hipped tile roofs atop the two-story central section and one-story wings. The major openings are arched. The building has lost the twin towers and intervening parapet that capped the center section. The north elevation changed substantially when a long rearward extension was added ca. 1940.

911 Monterey Street

Contributing Building (ca. 1929) with Non-contributing Residential Unit
This two-story "Mediterranean"-style house has a hipped roof and stucco siding. Centered on the front elevation is a small recessed portico with pediment and columns. Decorative elements include arched and oriel windows. In the rear is a second unit (ca. 1950) with pyramidal roof and stucco siding.

919 Monterey Street

Contributing Building (ca. 1928) with Contributing Garage
This single-story L-shaped house has intersecting gable roofs. A third gable roof, topping the arched front door, projects from the intersection of the other two. The siding is stucco and the windows small-paned. In the rear is a gable-roofed garage (ca. 1928) with board siding.

929 Monterey Street

Contributing Building (ca. 1929) with Contributing Garage
This two-story house represents a version of the Tudor Revival. It has two side-facing gable roofs and one front-facing gable that drops into a shed roof above the front door. Siding is horizontal board in the gable ends and stucco elsewhere. The windows have small panes and prominent sills. In the rear is a matching two-car garage (ca. 1929) with a steeply pitched gable roof and stucco siding.

936 Monterey Street

Contributing Building (ca. 1903)
This single-story Queen Anne cottage has horizontal board siding and a hipped roof. Gable roofs with decorative bargeboard protrude on the front and sides. Those on the east (front) and north elevations cover three-sided bay windows. Between them is a shed-roofed front porch that curves around to the north. The porch has turned posts and balustrade.

943 Monterey Street

Contributing Building (ca. 1904) with Non-contributing Residential Unit
This is the first of two similar adjacent single-story houses. It has a hipped roof and a projecting gable-roofed section with a shallow bay window topped by a pediment. The front porch, on the north of the bay window, has been glassed in. The siding is horizontal board. In the rear

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is a residential unit (ca. 1975) with a gable roof, front porch with shed roof, and horizontal board siding.

950 Monterey Street

Non-contributing Building (ca. 1960) with Contributing Garage

This one-story house has a hipped roof, stucco siding, and an attached garage. Windows are small. There is no ornamentation. In the rear is a long garage (ca. 1925) with a flat roof and stucco siding. This structure, which has seven bays, is associated with the bungalow court on the adjacent parcel.

950 Monterey Street

Eight Contributing Buildings (ca. 1925)

This bungalow court has eight identical units, with one quartet facing the other across a sidewalk. Each unit has stucco siding and a gable roof that is masked on the front and sides by a flat parapet. The front elevation of each is symmetrical, with a shallow central pavilion containing an arch doorway flanked by square-shaped single-pane windows on each side.

953 Monterey Street

Contributing Building (ca. 1904)

This is the second of two similar adjacent single-story houses. It has a main hipped roof and a projecting gable-roofed section with a shallow bay window topped by a pediment. A half-width front porch is on the north of the bay window. The siding is horizontal board.

963 Monterey Street

Vacant

A house occupied this lot in 1943.

964 Monterey Street

Vacant

A house occupied this lot in 1943.

972 Monterey Street

Contributing Building (ca. 1908)

This one-story house has a hipped roof with a full-width hipped-roof porch in front. It retains its original form, although the plasticized siding and aluminum windows are serious alterations.

975 Monterey Street

Contributing Building (ca. 1915) with Non-contributing Garage

This one-story house has stucco siding and a front-facing gable roof. On the left (north) of the front elevation is a bay window topped by a gable roof. Both gable ends feature wide bargeboard and vertical boards. The

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half-width front porch is inset. In the rear is a flat-roofed, stucco-sided garage (ca. 1960).

992 Monterey Street

Non-contributing Building (ca. 1980)

This large, one-story house has stucco siding and a multi-planed roof of tile. Centered on the front elevation is a flat-roofed porch.

1000 Monterey Street

Contributing Building (ca. 1941) with Contributing Garage

This International-style house has stucco siding and casement windows. Its main section has two stories and a hipped roof with a shed-roofed dormer facing north. Two single-story sections, one with a gable roof extending to the east and the other with a hipped roof to the north, meet in a corner front door topped by a flat-roofed porch. Facing Haydon Street in the rear is a garage (ca. 1940) with gable roof and stucco siding.

1001 Monterey Street

Non-contributing Building (ca. 1952)

This low-slung, single-story Ranch House has two intersecting hipped-roofed sections sided in stucco. A picture window overlooks Monterey Street; the attached garage faces Haydon Street.

1010 Monterey Street

Non-contributing Building (ca. 1960)

This one-story house has a side-facing gable roof and stucco siding. The garage door takes up about a third of the front elevation. To its left (south) is shallow porch overlooked by a picture window.

1015 Monterey Street

Non-contributing Building (ca. 1952)

This single-story Ranch House has several sections topped by a composite hipped roof with overhanging eaves. The front elevation features an attached garage on the south, a wide chimney flanked by casement windows in the center, and a shallow porch in the rear on the north. Siding is stucco.

1024 Monterey Street

Contributing Building (ca. 1890) with Contributing Garage and Contributing Residential Unit

This one-and-a-half story house has an irregular shape, a front-facing gable roof, and horizontal board siding. The full-width front porch has a shed roof and wraps around to the right (north). First story windows are two-over-two. The building has no ornamentation. Far in the rear are a garage (ca. 1890), probably once a stable, with gable roof and board

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siding. Closer to house is a residential unit (ca. 1920) with gable roof and vertical board-and-batten siding. The back yard may also contain another unit that cannot be seen from the street.

1025 Monterey Street

Non-contributing Building (ca. 1920) with Non-contributing Garage

This small, one-story house has a side-facing gable roof and two types of siding, stucco in front and horizontal board in the rear. A shed-roofed porch is centered on the front elevation. It seems likely that the building began as a garage and was changed to its present appearance ca. 1950. In the rear is a garage (ca. 1950) with gable roof and vertical board-and-batten siding.

1034 Monterey Street

Non-contributing Building (ca. 1957) and Non-contributing Residential Unit

This house has one story, a hipped roof with gablet, and brick and stucco siding. A large picture window faces forward. On the south is an attached garage with hipped roof. In the rear is a residential unit (ca. 1957) with gable roof and vertical board siding.

1037 Monterey Street

Contributing Building (ca. 1920) with Non-contributing Garage

This single-story Craftsman bungalow has a side-facing gable roof with a shed-roofed dormer facing forward. On the north elevation is an auxiliary gable roof atop the front porch that extends across the width of the building and wraps around to the left (north). Siding is mixed: horizontal board for the main part of the building, shingles in the dormer, and stucco for the porch. In the rear is a residential unit (ca. 1960) with gable roof and stucco siding.

1038 Monterey Street

Contributing Building (ca. 1885) with Contributing Garage

This gable-and-wing house has one story and horizontal board siding. It has had two major alterations since 1945. The front porch, which once wrapped around to the left, has largely been enclosed, and the original window beneath the front-facing gable has been replaced. In the rear is a two-car garage (ca. 1920) with gable roof and board siding. The back yard may also contain a residential unit that cannot be seen from the street.

1043 Monterey Street

Contributing Building (ca. 1924)

This one-story house has a gable roof and horizontal board siding. An inset porch runs a bit more than half the front elevation. A garage in rear is obscured from public view.

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1044 Monterey Street

Contributing Building (ca. 1920) with Non-contributing Garage

This "airplane bungalow" has stucco siding and three front-facing gable roofs. The one in the rear tops the two-story section of the house. The one in front, which is supported by elephantine piers, caps the front porch that extends across about two-thirds of the elevation. The roofs have matching vents and bracing. In the rear is a garage (ca. 1955) with vertical board-and-batten siding.

1048 Monterey Street

Contributing Building (ca. 1919)

This single-story house has horizontal board siding and a side-facing gable roof with gable-roofed dormer facing forward. The full-width front porch has had several modifications. The left (south) side has been glassed in, the front wall has been resided, and the supports have been replaced or resided.

1051 Monterey Street

Contributing Building (ca. 1907) with Non-contributing Garage

This one-story house has a side facing gable roof with an intersecting gable roof facing the rear. The siding is asbestos shingle. A shed-roofed porch with narrow supports extends across the front elevation. In the rear is a gable-roofed garage (ca. 1960) with board siding.

1056 Monterey Street

Contributing Building (ca. 1921) with Non-contributing Garage

This single-story California bungalow has stucco siding and two front-facing gable roofs with overhanging eaves supported by knee-braces. The one nearer the street tops the front porch, which has elephantine piers and several decorative horizontal bands. At the side of the house is a small garage (ca. 1960) with a gable roof and board siding.

1057 Monterey Street

Contributing Building (ca. 1914) with Non-contributing Residential Unit

This Craftsman bungalow has one story and shingle siding. The main gable roof faces forward and has overhanging eaves supported by knee braces. A small wing on the right (south) side of the front elevation is topped by another gable roof. Window and vent surrounds take the form of crossed boards. Probably around 1960 the building was moved to the back of the lot. Another house (ca. 1960) was constructed in front. This building has one story, a gable roof, and stucco siding.

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1064 Monterey Street

Contributing Building (ca. 1915) with Contributing Garage

This one-story Craftsman bungalow has shingle siding and a side-facing gable roof with a wide shed-roofed dormer facing forward. The front porch extends across the entire elevation. The building has an abundance of detail, especially the roof braces. A new chimney is the building's major alteration. In the rear is a gable-roofed garage (ca. 1915) with vertical board siding.

1071 Monterey Street

Contributing Building (ca. 1890) with Contributing Garage

This gable-and-wing house has one story and horizontal board siding. In the intersection on the wings is a shed-roofed porch with plain supports. The building has a rear addition and a picture window overlooking the porch. Behind the house is a garage (ca. 1890) with gable roof and vertical board-and-batten siding.

1072 Monterey Street

Contributing Building (ca. 1921) with Contributing Garage

This single-story California bungalow has stucco siding and a side-facing hipped roof with gablet. Over the front porch, which extends across most of the elevation, is a gable roof supported by elephantine piers. In the rear is a two-car garage (ca. 1921) with hipped roof and board siding.

1078 Monterey Street

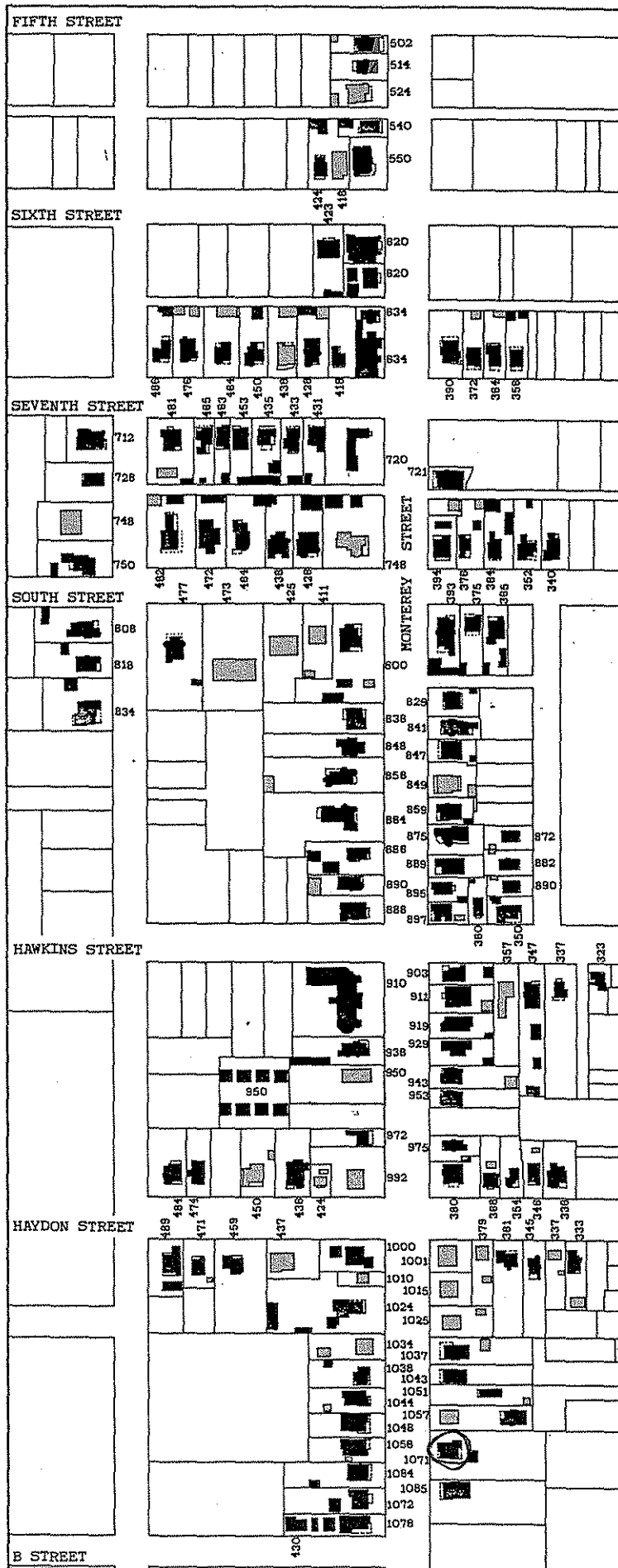
Contributing Building (ca. 1922) with two Contributing Garages and Contributing Residential Unit

This California bungalow has one story, a cross gable roof, and stucco siding. A shed-roofed porch with elephantine piers wraps from the center of the front elevation to the left (south) toward French doors near the rear of the building. Facing B Street are a large garage (ca. 1922) with gable roof and board siding, a smaller garage (ca. 1930) with gable roof and board siding, and a vaguely Pueblo-style house (ca. 1930) with flat roof and stucco siding.

1085 Monterey Street

Contributing Building (ca. 1919)

This one-story house has horizontal board siding and a side-facing gable roof. It once looked more like a Craftsman bungalow than it does today. Major changes have been made to the full-width front porch and include a turned balustrade and wood-sided piers.



CONTRIBUTORS AND NON-CONTRIBUTORS

MONTEREY STREET HISTORIC DISTRICT

Hollister, California



Contributors
Non-contributors

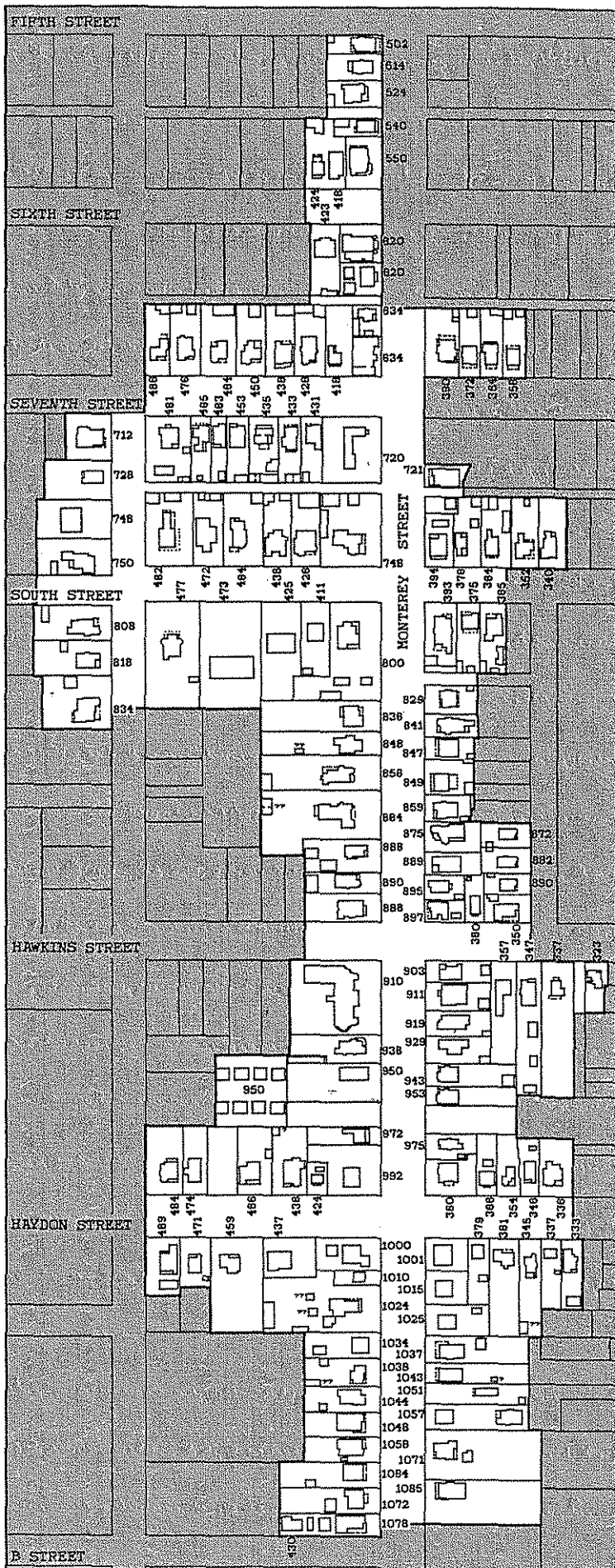


BOUNDARIES OF THE MONTEREY STREET HISTORIC DISTRICT

Hollister, California



Scale:



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340 South Street

Contributing Building (ca. 1890)

This house has a main one-and-a-half story section with front-facing gable roof and a one-story wing with side facing gable roof. The latter roof extends to cover the front porch, most of which has been enclosed. The siding is horizontal board, and the windows are of various types.

352 South Street

Contributing Building (ca. 1880) with Contributing Garage

This one-story Queen Anne cottage has a hipped roof and horizontal board siding. The roof extends forward to cover the front porch, which runs about half the width of the building and wraps around to the right. The porch features spoolwork beneath the cornice, decorative brackets and turned posts. To the left is a projecting section of the house topped by a gable roof with shingles in the gable end. Windows are hooded, multi-paned, and double hung. In the rear on the alley is a gable-roofed garage (ca. 1915) with vertical board-and-batten siding. The building once had a civic purpose, as indicated by the large inscription within the parapet: "Hose Co. No. 2."

364 South Street

Contributing Building (ca. 1890) with two Contributing Garages and Contributing Residential Unit

This single-story house has a front-facing gable roof and horizontal board siding. The front porch, which extends nearly the width of the building, has a shed roof and narrow posts with decorative brackets. The left (west) side of the porch has been glassed in. To the northeast is a one-story apartment unit (ca. 1930) with gable roof and horizontal board siding. On the alley are two adjoining single-car garages (ca. 1908), each with a gable roof and board siding.

365 South Street

Contributing Building (ca. 1893) with Contributing Garage and Contributing Residential Unit

This single-story Queen Anne cottage has a truncated pyramidal roof and horizontal board siding. On the east side of the front elevation is a gable roof that extends to cover a three-sided bay window. To the right is a front porch with a hipped roof, decorative iron supports (a ca. 1970 alteration) and stickwork beneath the handrail. In the back yard is a residential unit (ca. 1920) with two sections, each covered by a gable roof and sided in horizontal board. On the alley is a one-car garage (ca. 1920) with gable roof and board siding.

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375 South Street

Contributing Building (ca. 1893) with Contributing Garage

This one-story Queen Anne cottage has a truncated pyramidal roof and horizontal board siding. On the front elevation a gable roof protrudes to cover a three-sided bay window. To the right (west) is a porch with a flat roof, turned posts, and stickwork beneath the handrail. On the alley is a one-car garage (ca. 1925) with gable roof and board siding.

376 South Street

Contributing Building (ca. 1890) with Non-contributing Garage and Contributing Residential Unit

This one-story house has intersecting gable roofs with a shallow hipped porch roof in the corner. The siding is stucco and the windows double hung. There is an addition on the rear. Behind and to the east is a gable-roofed apartment unit (ca. 1920) with six-over-six windows and board-and-batten siding. On the alley is a garage (ca. 1960) with gable roof and corrugated metal siding.

393 South Street

Contributing Building (ca. 1908) with Contributing Garage

This single-story house is one of Hollister's most notable examples of Craftsman design. It has multiple roof shapes (hipped, gable, shed) and siding types (shingles, stucco, horizontal board). Details include a banded chimney, tapered porch posts, and leaded windows. In the rear is a large garage (ca. 1915) with hipped roof and board-and-batten siding.

394 South Street

Contributing Building (ca. 1915) with Contributing Garage

This Craftsman bungalow has one story and stucco siding. Its gable roof, which faces to the side, is pierced by a gable-roofed dormer. The full-width front porch has tapered posts and has been screened in. In the rear a gable-roofed garage (ca. 1915) with board siding faces west toward Monterey Street.

411 South Street

Non-contributing Building (ca. 1955) with Non-contributing Garage

This one-story house has stucco siding and a hipped roof atop its two intersecting sections. In the rear is a hipped-roof garage (ca. 1955) with stucco siding.

425 South Street

Non-contributing Building (ca. 1952)

This apartment building has two sections, one story in front and two in the rear. Both have shallow hipped roofs and stucco siding. Four double hung windows with shutters dominate the front elevation.

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426 South Street

Contributing Building (ca. 1884) with Contributing Garage/Residential Unit
This one-and-a-half story Queen Anne cottage has a hipped roof and horizontal board siding. The front elevation has a three sided bay window topped by a gable roof with shingles in the gable end. To the right (east) is a partially inset front porch with turned posts and banisters. In the rear is a multi-unit apartment building (ca. 1940) with a flat roof and stucco siding. The building has a garage on the first story and residences above.

438 South Street

Contributing Building (ca. 1925) with Contributing Garage
This one-story residence has stucco siding and a very shallow hipped roof with overhanging eaves. The front elevation is symmetrical with auxiliary hipped roofs over each of two single-pane windows which flank the inset front porch. Multi-paned French doors open onto the porch, which has a rounded entryway topped by a short parapet. On the alley in the rear is a shed-roofed garage (ca. 1925) with vertical board siding.

464 South Street

Contributing Building (ca. 1875) with Contributing Garage
This two-story Italianate house has a gable roof with cornice return and horizontal board siding with quoins. On the front elevation are a bull's-eye vent in the gable end, arched hooded windows, and a three-sided bay window on the first story. The original porch was expanded ca. 1920. It is enclosed with multipaned windows. On the alley in the rear is a gable-roofed garage (ca. 1920) with vertical board siding.

472 South Street

Contributing Building (ca. 1922) with Contributing Garage
This single-story Prairie Style house has stucco siding and a flat roof with overhanging eaves. The horizontal line of the cornice is echoed throughout, especially in the roofs of east and west wings and in beltcourses around the chimney and pilasters. The east wing includes the front door and a band of windows. On the alley at the rear is a wide garage (ca. 1922) with gable roof and corrugated metal siding.

473 South Street

Non-contributing Building (ca. 1960)
This wide one-story house is set well back from the street. It has a hipped roof, vertical board siding, and two small inset front porches. The attached two-car garage is an integral part of the design.

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477 South Street

Contributing Building (ca. 1893) with Contributing Garage

This single-story house has a pyramidal roof and vertical board siding. At the rear is a hipped-roof addition. At the four corners of the original pyramid are eight-sided tent roofs, two covering the ends of the front porch and two covering bay windows in the rear. The porch has a series of vertical sections, each with an arched opening topped by a set of slim vertical posts and all but the center section having a plain balustrade. Facing west behind a long driveway is a small gable-roofed garage (ca. 1910) with board siding.

482 South Street

Contributing Building (ca. 1885) with Non-contributing Garage and Contributing Residential Unit

This imposing two-story house on a corner lot has a steeply pitched hipped roof and horizontal board siding. Gable-roofed dormers extend from the roof. The first story porch, which has a shed roof supported by thin posts, extends along both south (front) and east elevations. Window treatment differs slightly between stories, hinting that the second story could have been built about 20 years later. In the rear are a recently constructed garage (ca. 1970) with gable roof and board siding and a hipped roof apartment unit (ca. 1920) with vertical board siding.

872 Washington Street

Contributing Building (ca. 1906) with Non-contributing Garage

This single-story house has board siding and a main hipped roof with auxiliary hipped roofs on the front elevation atop a bay window. A shed-roofed porch extends across the rest of the elevation. A garage (ca. 1950) in the rear has a gable roof and board-and-batten siding.

882 Washington Street

Contributing Building (ca. 1906) with Non-contributing Garage

Like its neighbor on the north, this one-story house has a hipped roof with auxiliary hips and a half-width front porch. The projecting section, however, is rectangular and contains a three-part "Chicago" window. In the rear on the north is a small gable-roofed garage (ca. 1950) with board siding.

890 Washington Street

Contributing Building (ca. 1906) with Non-contributing Garage

This is the third of a row of nearly identical single-story houses. It has board siding and a main hipped roof with auxiliary hipped roofs on the front elevation atop a bay window. A shed-roofed porch extends across the rest of the elevation. A small garage (ca. 1950) in the rear has a gable roof and board-and-batten siding.

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712 West Street

Contributing Building (ca. 1902)

This is one of Hollister's most imposing Queen Anne houses. It has two stories and horizontal board siding. The main roof is gabled. On the northeast corner of the building is a two-story tower with conical roof. The front porch wraps, which around to the west, has a gable-roofed section leading from the steps to the front door. Tuscan columns support the porch roof. Ornamentation is minimal. Windows are wood-framed and double hung. The building, which has back and side porches, appears virtually unaltered.

727 West Street

Non-contributing Building (ca. 1948) with Contributing Residential Unit and Non-contributing Residential Unit

This one-story house has stucco siding and a front-facing gable with a vent at the apex. The small front porch has a gable roof with narrow supports. In the alley in the rear are two gable-roofed residential units, one (ca. 1920) with horizontal board siding, the other (ca. 1948) with vertical board-and-batten.

728 West Street

Contributing Building (ca. 1902)

This one-and-a-half story house has a front-facing gable roof and horizontal board siding. In the gable, which forms a full pediment, is a vent near the apex and paired double hung windows below. On the first story of the front elevation is an inset porch on the south and a three-sided gable window on the north.

748 West Street

Non-contributing Building (ca. 1960)

This low, one-story house is set well back from the street. It has a shallow gable roof and includes an attached garage.

750 West Street

Contributing Building (ca. 1909) with Contributing Garage

This one-story house has shingle siding and a hipped roof with shed-roofed dormer. The front door is inset slightly and covered by a small shed roof. On the southeast corner of the building is a sun porch with a band of wood-framed double hung windows. Facing South Street is a one-car garage (ca. 1920) with a hipped roof and board siding.

West Street

Contributing Building (ca. 1903) with Contributing Garage

This single-story Queen Anne cottage is notable for its roof shapes. A steep hipped roof is sided on the south and west by intersecting gable

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roofs. Each gable features a full pediment, a square vent with wide frame, and shingle siding. Beneath each gable is a three-sided bay window. Extending west and north is a front porch supported by slender turned posts. Siding (except for the gable ends) is of horizontal board. Windows are wood-framed and double hung. Facing South Street is a one-car garage (ca. 1920) with hipped roof, board siding, and multi-light windows.

818 West Street

Contributing Building (ca. 1903) with Contributing Garage

This one-story Queen Anne cottage has a main hipped roof with gablet. On the front elevation are a shed porch roof supported by plain posts and three-sided bay window topped by a gable roof. Siding is horizontal board, except in the gable ends, which has shingle siding. There is another bay window on the north elevation. In the rear and approached by a long driveway is a two-car garage (ca. 1925) with shallow gable roof, board siding and no door.

834 West Street

Contributing Building (ca. 1903) with Contributing Garage

This Queen Anne cottage is wider than its neighbors. It has multiple roof shapes. The main hipped roof has a gabled overlay on the north. Another gable roof, with starburst in the apex, extends across about a third of the front elevation and faces forward. Siding in the gable end is shingle. Beneath the roof is a three-sided bay window. Across the rest of the elevation is a porch with shed roof supported by slender turned posts. Siding for the rest of the building is horizontal board. Windows are mostly double hung and wood-framed. At the right rear of the house is a two-car garage (ca. 1920) with a fairly steeply pitched gable roof, board siding, and no door.

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Significance

The Monterey Street Historic District reflects the state of architectural development in Hollister at the beginning of the Second World War. In particular, it depicts changes and continuities in architecture, especially residential architecture, from the founding of the town to the end of the Great Depression. The district illustrates architectural styles and building types and symbolizes some aspects of social life in Hollister during the period.

Residential construction in the district began soon after the founding of the town in 1868. By the mid-1870s Hollister had divided itself into three main zones. Industrial activity, reflected in such structures as warehouses and processing plants, arose on the east edge of town along the railroad tracks. Immediately to the west the commercial section ran along Benito and Fourth Streets. The main residential area, meanwhile, grew south of Fourth and west of San Benito. The district was the center, with houses constructed on Monterey and cross streets from the courthouse on Fifth to the city limits on South. The residential area soon proved too small for the growing population. The Hawkins Addition on the south roughly doubled the size of the city and opened the way for construction in the southern half of the district.

Building continued, usually one house at a time, throughout the period of significance. Dates of construction reflected residential needs to some extent. For example, during the first decade of this century Hollister experienced its highest rate of population growth (43 percent) and the district saw its largest increase in new houses. On the other hand, little construction occurred in the district during the 1930s, a time when Hollister's population grew only 3 percent. The district was finally built out in 1941. At that time one or more structures stood on every parcel in the district. Like the rest of the country in the early 1940s, Hollister underwent a virtual shutdown of construction not related to the war effort. Some new houses were put up in the decades after the war, either as infill on newly subdivided lots or replacements for earlier structures. Nevertheless, the district appears today much as it did in 1941.

The district offers a wide variety of building types and architectural styles in their original settings. During the period of significance construction costs were low (at least by modern standards) and Hollister maintained a fairly high level of general prosperity. As a result, most of the permanent residents lived in single-family houses, and most of the houses were occupied by their owners. Nevertheless, because the residents varied widely from one another in their incomes and occupations (not to mention family size and aesthetic preference), their dwellings differed in

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spaciousness and architectural sophistication. The district reflects these differences.

About half of the houses were not designed to represent an architectural style. Some were purely functional and had no ornament or stylistic pretension. Among these vernacular buildings the single-story gable-and-wing was constructed most often. Because of its simplicity the type maintained its popularity for a half-century. Although most examples were constructed in the district before 1890, some date to the 1920s. Sometimes builders used the basic form and added decorative elements from popular styles--for instance, turned posts on the porch or a bay window beneath the front-facing gable. Often houses with more complicated layouts (mass plans and hipped roofs, for instance) also took stylistic ornament without exemplifying the style itself.

The remaining buildings reflected styles popular at different times during the period of significance. Many displayed sophisticated designs rendered with obvious care and craftsmanship. Notable from the period before 1890 are the Italianate cottage at 481 Seventh Street and the Gothic Revival church at 620 Monterey. The Queen Anne became Hollister's favorite style at the turn of the century. The district has several well executed examples, including single-story cottages and two-story houses with towers. Local builders then joined the Craftsman movement, providing the district with a number of bungalows displaying an abundance of typical detail. The district's only Mission Revival building, the former Hazel Hawkins Hospital, was built during the same period. More surprising were the district's Prairie School buildings. The house at 380 Haydon (ca. 1909) was designed almost before the style arrived in California, and the one at 472 South offered an uncompromising rendition. Period revivals appeared in the 1920s, with most constructed in the southern half of the district. A couple of "modern" houses, in which the arrangement of volumes gave a sense of abstract sculpture, were built just before World War II. The clearest example is at 1000 Monterey.

The houses in the district differ in size as well as style. They represent a time in which people of diverse income level and social class lived together in the same neighborhoods. Homes of highly successful businessmen were located only a few yards from those of artisans and semi-skilled workers. The two-story T. H. Hawkins House, for example, at the corner of Monterey and South Streets, stands amid a group of smaller houses, of which some in the 300-block of South have only a few rooms. The juxtaposition of these buildings may symbolize an acceptance of relative wealth and poverty on the part of people of all income levels.

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Generally, the district reflects through its collection of detached houses an era in which the conjugal family was the dominant form of domestic organization. But there were exceptions--buildings designed to be used as apartments by single people or childless couples. The district has a number of secondary residential buildings, containing one or more units and located in the back yards of larger houses. These were constructed from the 1880s through the end of the period of significance. Most were purely functional in form, although a few were designed with stylistic intentions. The district's most interesting approach to multi-unit construction was Hollister's first bungalow court, built in the 1920s at 950 Monterey Street.

The district also illustrates the growing importance that residents of Hollister gave to their automobiles. In the older northern half of the district, garages were placed on the alleys and designed simply to be functional. This approach to storing automobiles reflected a disinterested view of them--that they were instruments to be used and then put aside. In the newer southern half garages faced the street and were approached by long driveways. In several instances the garages were designed to match the house in front through the use of similar roof shapes, siding, and details. The car, with a little house of its own, had become part of the family. Nevertheless, the garages remained separate structures, indicating that in 1941 a detachment still existed in Hollister between owner and automobile.

Residential construction took a dramatic turn when building began again after World War II. The new neighborhoods lacked architectural diversity. Houses were often laid out in tracts in which each building looked nearly the same as its neighbors. Construction was grouped more by income level, with the wealthy secluding themselves from those less well off. Multi-unit apartment buildings appeared on parcels without single-family houses. As building moved from the center of town, garages reflected the growing importance of the automobile. They were attached to post-war houses and moved forward to front the street, finally coming in the most recent designs to dominate the building's facade. Curving streets, sometimes without sidewalks, were another feature of postwar neighborhoods.

The Monterey Street Historic District reflects the architectural development of Hollister more clearly than any other group of buildings. No other neighborhood exhibits such a large collection of vernacular buildings, and none displays so many well executed examples of architectural styles from the period of significance. While the mixing of large and small buildings typified residential construction throughout Hollister before World War II, no other neighborhood provides such dramatic

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contrasts. Nor does any have so many contributing buildings or such a high degree of architectural integrity among contributors.

The integrity of the district remains high. Roughly 75 percent of the buildings contribute to the district's significance. Within this group are the district's visually prominent buildings (churches, clinic, and large houses), including all of those with two stories. Most of the non-contributors represent post-war construction. All have only one story, and most share the setbacks of their older neighbors. They thus remain fairly inconspicuous. Even less intrusive are the postwar garages and residential units, which are located in backyards, and the handful of altered prewar houses, which have retained their original scale and setbacks even while losing important architectural features. Adding to the integrity of the district are the original street grid and many large trees that were planted during the period of significance.

All defined boundaries add to the district's cohesiveness. On the east the downtown commercial zone. The northern and southern borders are marked by the county administrative complex and the high school, respectively. A large city park interrupts residential development on the west.

The Monterey Street Historic District reflects the status of architecture in Hollister after the town's first 70 years. Through its high level of architectural integrity, the district maintains strong associations to its period of significance.

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Additional Documentation Monterey Street Historic District Page #36
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Photographs

Views of photographs are indicated on attached photo key maps.

Photographer for all photographs: Donald S. Napoli

Location of all original negatives:

Hollister Redevelopment Agency
375 5th Street
Hollister, CA 95023

Photo No. 1 (8=0)
Monterey Street, 600 block, west side, looking north
March 1992

Photo No. 2 (9=21)
Monterey Street, 800 block, west side, looking south
March 1992

Photo No. 3 (12=7)
Monterey Street, 900 block, east side, looking north
May 1992

Photo No. 4 (7=22)
7th Street, 400 block, north side, looking east

Photo No. 5 (9=24)
7th Street, 400 block, south side, looking west

Photo No. 6 (7=35)
South Street, 300 block, south side, looking east

Photo No. 7 (7=31)
South Street, 400 block, north side, looking east

Photo No. 8 (11=0)
Haydon Street, 300 block, south side, looking west

Photo No. 9 (12=8)
Washington Street, 800 block, west side, looking south
May 1992

Photo No. 10 (8=19)
35 7th Street (Rear), looking northeast
arch 1992

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Additional Documentation Monterey Street Historic District Page #37
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Photo No. 11 (8=11)
481 7th Street, looking southeast
March 1992

Photo No. 12 (7=2)
550 Monterey Street, looking northwest
March 1992

Photo No. 13 (7=1)
620 Monterey Street, looking southwest
March 1992

Photo No. 14 (7=34)
748 Monterey Street (Non-Contributor), looking northwest
March 1992

Photo No. 15 (9=20)
800 Monterey Street, looking southwest
March 1992

Photo No. 16 (9=5)
910 Monterey Street, looking northwest
March 1992

Photo No. 17 (10=14)
929 Monterey Street, looking southeast
May 1992

Photo No. 18 (11=8)
1000 Monterey Street, looking southwest
May 1992

Photo No. 19 (12=6)
1001 Monterey Street (Non-contributor), looking southeast
May 1992

Photo No. 20 (11=16)
1084 Monterey Street, looking northwest
May 1992

Photo No. 21 (8=5)
South Street, looking northwest
March 1992

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Photo No. 22 (8=8)
473 South Street (Non-Contributor), looking southeast
March 1992

Photo No. 23 (8=7)
477 South Street, looking southwest
March 1992

Photo No. 24 (7=23)
712 West Street, looking southwest
March 1992









