

58. William J. Silva House 216 W. Morris Ave



Landmark Preservation Commission Resolution: March 19, 2007
Designated by City Council: June 12, 2007

Description: The plan of the house is rectangular with a low-pitched, cross-gabled roof with multiple roof planes, multiple gables with attic vents, and a wide roof overhang with exposed rafters. An L-shaped porch surrounds both the north, or street-side and part of the east facades. Short columns, resting upon more massive capped piers that begin at ground level, create a series of arched openings that support the porch roof. The house is set over a partial basement that elevates the living area approximately 20 inches above ground level. The roof is finished with composition shingles and the walls, foundation, chimney, porch piers and columns are finished with stucco. The primary living space exhibits a mixture of large casement, double-hung and fixed windows. Like all true California Bungalows, the home features an open plan with the ornamental use of wood limited to the molding, baseboards and hardwood floors.

Historical Significance: This 1925 California Bungalow-style house was part of the Coldwell subdivision formed on August 24, 1903, and owned by Virginia Coldwell. The original owners of the house were William J. "Billy" Silva and his wife Evelyn D. Silva. The house and garage / workshop are consistent with residential architecture and construction methods used extensively in Modesto and California during the 1900-1930 period.