

TREANOR<sup>HL</sup>

1520 W. SAN CARLOS STREET PROJECT, SAN JOSE, CA  
HISTORIC RESOURCE ASSESSMENT & DESIGN GUIDELINES AND  
STANDARDS COMPLIANCE REVIEW

*DRAFT*

OCTOBER 29, 2021



Source: Google Maps



## Table of Contents

1.	INTRODUCTION .....	3
2.	SUMMARY OF FINDINGS .....	3
3.	METHODOLOGY .....	3
4.	PROPOSED PROJECT .....	4
5.	PROPERTY DESCRIPTION.....	4
	1520 W. San Carlos Street (APN 277-18-021) .....	6
	315 S. Willard Avenue (APN 277-18-024) .....	8
	325 S. Willard Avenue (APN 277-18-025) .....	10
	329 S. Willard Avenue (APN 277-18-026) .....	12
6.	ARCHITECTURAL STYLES .....	14
7.	SITE HISTORY .....	15
8.	HISTORIC CONTEXT.....	23
9.	ARCHITECT/BUILDER .....	28
10.	OCCUPANCY HISTORY .....	28
11.	RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES.....	30
	Reconnaissance Survey Conclusion.....	44
12.	REGULATORY FRAMEWORK.....	45
	National Register of Historic Places Criteria.....	45
	California Register of Historical Resources Criteria .....	46
	City of San Jose Criteria .....	47
	California Environmental Quality Act .....	48
13.	SIGNIFICANCE EVALUATION .....	49
	Current Historic Status.....	49
	1520 W. San Carlos Street (APN 277-18-021) .....	49
	315 S. Willard Avenue (APN 277-18-024) .....	51
	325 S. Willard Avenue (APN 277-18-025) .....	53
	329 S. Willard Avenue (APN 277-18-026) .....	56
14.	PROJECT ASSESSMENT & IMPACTS ANALYSIS.....	58
	CEQA.....	58
	Local Planning Regulations.....	59
15.	CONCLUSION.....	59
	BIBLIOGRAPHY .....	60
	APPENDIX .....	62

## 1. INTRODUCTION

As part of the environmental evaluation for the proposed 1520 W. San Carlos Street project, David J. Powers & Associates, Inc. has requested TreanorHL assess the potential historic significance of the project site located on the northern part of the block bounded by W. San Carlos Street to the north, S. Willard Avenue to the east, Scott Street to the south, and Buena Vista Avenue to the west. The project proposes to demolish the existing buildings and construct a new mixed-use development on the project site. The project site includes four properties at 1520 W. San Carlos Street (277-18-021), 315 S. Willard Avenue (277-18-024), 325 S. Willard Avenue (277-18-025), and 329 S. Willard Avenue (277-18-026). The following report provides an evaluation of the existing properties' potential eligibility to be individually listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as local landmarks. This report also identifies existing historic resources within 200 feet of the project site.

This report also includes an evaluation of the potential effects of the proposed development on existing and potential historic resources including previously identified resources within 200 feet of the project site or potential historic resources within the project site. The analysis is provided to inform the environmental process and determine if the proposed project would result in a substantial adverse change in the significance of or cause an impact to any historic resources as defined by the California Environmental Quality Act (CEQA) and to ensure compliance with guidelines and regulations relevant to historic resources.

## 2. SUMMARY OF FINDINGS

An evaluation of the buildings at 1520 W. San Carlos Street, 315 S. Willard Avenue, 325 S. Willard Avenue, and 329 S. Willard Avenue in reference to the NRHP and CRHR criteria indicates that the subject properties do not appear to possess sufficient historical significance for listing. The subject properties also do not appear to be eligible individually as City of San Jose Landmarks as they do not have significance under local criteria. Therefore, the subject properties do not appear to be a historic resource as defined by CEQA.

The subject parcels do not include any previously designated or potential historic resources. As such the proposed project would not cause direct impacts to any historic resources and will not have an effect on the project site. Further, no historic resources would be indirectly affected by the project because no previously identified or potential resources are within 200 feet of the proposed project site.

## 3. METHODOLOGY

TreanorHL conducted a site visit on August 16, 2021 to evaluate the existing conditions, historic features, and architectural significance of the subject property. A limited reconnaissance survey of the surrounding properties was also carried out. Due to the Covid-19 pandemic, TreanorHL could not conduct in-person research at local libraries or archives. To evaluate the historic significance of the properties, online research was completed including consultation of San Jose City Directories, historical aerials and photographs, newspaper articles, Santa Clara County Assessor's Office data, City of San Jose Permit Center, and various online repositories. Staff also reviewed the proposed project drawings by Studio Current dated March 15, 2021 (received in July 2021) and relevant documents provided by David J. Powers & Associates.

## 4. PROPOSED PROJECT

The project would demolish all existing buildings within the project site, including one commercial building, 10 residential buildings, and multiple accessory buildings. A new mixed-use development with 202 residential units (a mix of market rate and affordable) and 15,582-square-foot commercial space will be constructed on four parcels. The front setback along W. San Carlos Street is 10 feet and the rear setback is 30 feet accommodating a paseo/park space.

The seven-story, L-shaped building for market rate units will face W. San Carlos Street and Willard Avenue with a courtyard at the third floor. The first two stories will be of concrete construction while the levels above will be wood frame. The two-story podium level will have storefronts and large glazed openings facing both streets. The residential floors will feature rectangular windows and projecting balconies. The building will be 79 feet high to the top of the roof and 88 feet to the top of the building's architectural elements. To the south, the five-story building for affordable housing units will be roughly rectangular in plan. Facing the proposed paseo along the south property line, the building will connect to the market rate building at the ground level.<sup>1</sup>

## 5. PROPERTY DESCRIPTION

Encompassing four parcels, the L-shaped project site is in the Burbank neighborhood of San Jose, at the northeast corner of the block bounded by W. San Carlos Street to the north, S. Willard Avenue to the east, Scott Street to the south, and Buena Vista Avenue to the west. The site currently features a one-story commercial building, multiple one- or two-story residential buildings, and multiple accessory structures. Outside the boundaries of the project site a used car sales lot and a single-family dwelling are at the northeast corner of the block. The surrounding area consists of a mix of commercial and multi-family residential buildings along W. San Carlos Avenue and a mix of single- and multi-family residential buildings on the cross streets.

---

<sup>1</sup> Based on drawings and "Project Data" by Studio Current, *1520 W. San Carlos Mixed Use Proposal, Special Use Permit*, March 15, 2021.

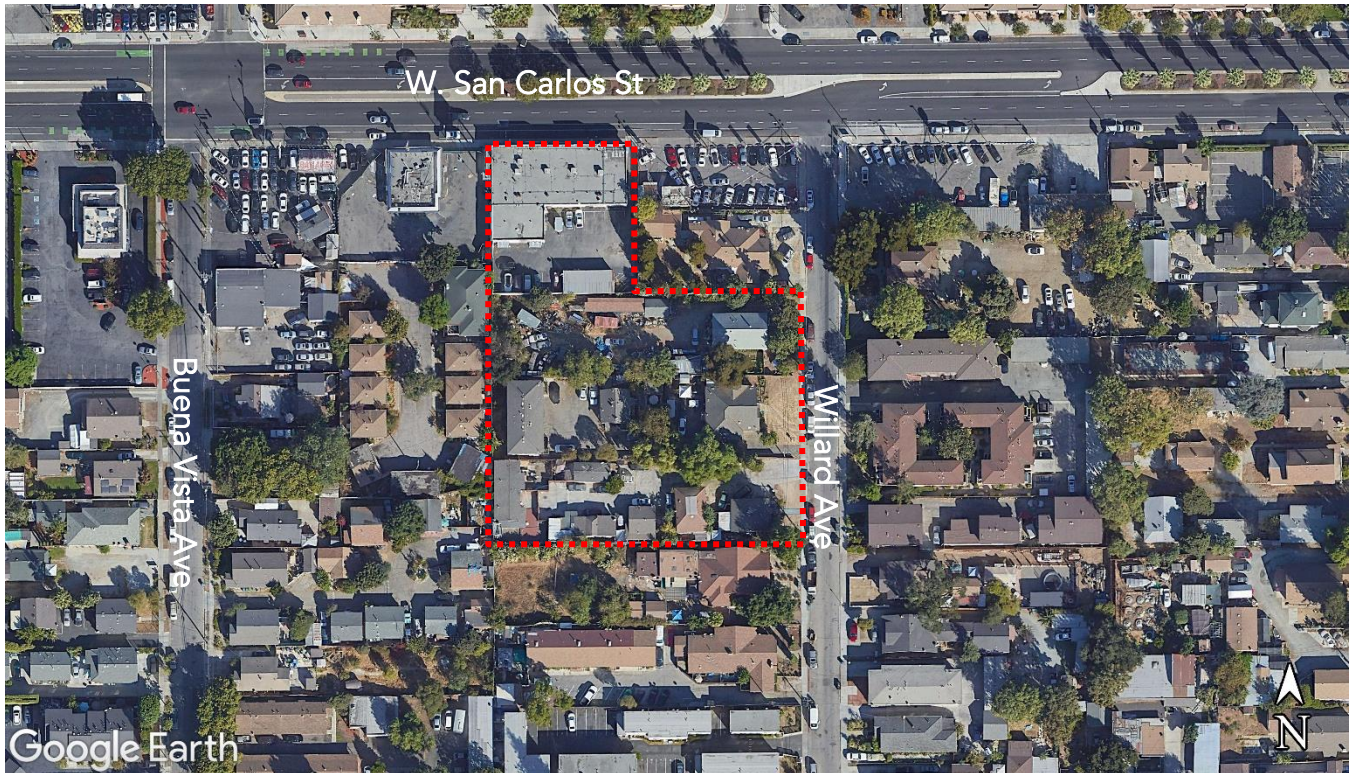


Figure 1. The proposed project site, outlined in dashed red, on the block bounded by W. San Carlos Street, S. Willard Avenue, Scott Street, and Buena Vista Avenue (Google Earth, imagery date September 2020).



Figure 2. The subject parcels outlined in dashed red with addresses noted in black (Google Earth, imagery date September 2020).

### 1520 W. San Carlos Street (APN 277-18-021)

Constructed in 1948 with a rear addition in 1965, the one-story Commercial Modern style building at 1520-1528 W. San Carlos Street is L-shaped in plan with a flat roof. The front section of the building is wood frame and clad in stucco. A standing seam metal parapet, Mansard-shaped, is along the W. San Carlos Street facing front façade. The rear addition, the short arm of the L, is concrete masonry unit (CMU) construction. A driveway to the east provides access to the rear parking lot and the shed.

The W. San Carlos Street-facing north façade features five storefronts. Each unit has a central glazed door with a transom, flanked by fixed windows. The doors at each end, at 1520 and 1528, also have sidelites. All openings on this façade are aluminum sash. Only decorative feature is a row of blue square tiles inserted below the windows.

The east and west facades are blind. The stucco-clad rear façade facing the parking lot is punctuated with four steel-sash, multi-lite rectangular windows: three of them are 12-lite while the westernmost one is a smaller six-lite window. Three solid doors are behind metal security gates. The rear addition at the southwest corner has an aluminum-sash slider facing east. Two plywood sheds with corrugated metal roofs and simple wood doors are attached to the south wall, providing access to the building. Flanking the western shed are aluminum sliders behind security bars.

A one-story utilitarian accessory structure, used as a store in the 1950s and 1960s, is at the south property line. Rectangular in plan, the wood frame structure with a shed roof has a CMU wall at the west end. The north wall is clad in horizontal wood siding while the east wall has vertical siding. A single door and a large sliding door are roughly at the center of the north façade. Four windows punctuate this wall, all behind plywood or metal screens. Simple wood trim surrounds the openings.



Figure 3. The aerial view of the 1520 W. San Carlos Street property (Google Earth).



Figure 4. The north façade of 1520 W. San Carlos Street.



Figure 5. The north façade (Google Maps Street View, November 2020).



Figure 6. The western storefronts on the north façade.



Figure 7. The south façade, the rear addition is to the left.



Figure 8. The accessory structure.

### 315 S. Willard Avenue (APN 277-18-024)

The rectangular parcel at 315 S. Willard Avenue features a single-family house to the east and multiple accessory structures to the west. A gravel driveway to the north lead to the backyard. The house was originally a Craftsman although altered significantly in the 2010s.

Set back approximately 25 feet from the sidewalk, the one-story wood frame house with an attic is rectangular in plan. The stucco clad structure has a front gabled shingle clad roof. The moderately pitched roof has a wide eave overhang and is supported by simple wood brackets at the front and rear. The windows are vinyl with no trim. The front (east) façade is punctuated by a single wood panel door to the north and two windows on the first floor, and a rectangular window on the attic level. The front door is sheltered below an open porch on a concrete stoop. Two round columns and exposed rafters support the low slope shed roof.

The side (north and south) elevations include rectangular windows of different sizes, almost all vinyl with screens and no trim. The north wall has an angled bay with double-hung windows while the south wall has a rectangular bay with a three-part window. The unadorned rear (west) façade features a single door offset on the south and a vinyl slider flanked by vents at the gable.

A small one-story accessory structure, possibly a former garage, is to the northwest of the house. The wood-frame utilitarian structure is rectangular in plan with a gable roof. It has vertical wood and batten cladding at the gables and horizontal wood cladding on the sides. A wood garage door with two wings is on the east wall while a multi-lite wood window is on the south wall. Multiple temporary sheds are to the west of the parcel.



Figure 9. The aerial view of the 315 S. Willard Avenue property (Google Earth).



Figure 10. The front (east) and north façades of 315 S. Willard Avenue.



Figure 11. The accessory structure on site.

### 325 S. Willard Avenue (APN 277-18-025)

The parcel at 325 S. Willard Avenue has three buildings: a Craftsman style dwelling facing east to the street, a vernacular bungalow in the middle of the block, and a two-story multi-family residential building to the west. A driveway runs along the south property line, leading to the rear units.

The one-story plus attic Craftsman style single-family house at 325 S. Willard Avenue is set back approximately 30 feet from the sidewalk. Complex in plan, the wood frame building has stucco clad exterior walls and vertical wood cladding at the front gable. The asphalt shingle clad roof is low pitched gable and hipped with wide eave overhangs and exposed rafter tails. The front facing gables are supported by brackets. Sheltered beneath the main gable, the front (east) façade has a recessed partial porch to the north with a square column and wood railings. A single wood door and a three-part wood window, most likely single-hung, with multi-lite transoms open to the porch. A three-lite window flanked with rectangular vents are located at the main gable. To the south, a one-story section with a gable roof projects from the main massing. A wood-sash window, identical to the one on the porch, is centered below the lower gable. Typical windows are wood with wide simple trim.

The south façade has multiple windows of different sizes and materials. To the east, a three-part window identical to the ones on the front façade and a simple double casement window overlooks the driveway. A three-part wood window and two smaller vinyl windows punctuate the rest of this façade to the west. The north façade is mostly obscured by vegetation; a brick chimney is below a side facing gable with brackets. The rear (west) façade has a single door sheltered below a shed roof. Wood stairs with simple railings lead to the door. Two windows on this façade are obscured with fabric shades.

The one-story vernacular bungalow in the middle of the parcel is rectangular in plan. The wood frame building has stucco cladding and an asphalt shingle-clad, side-gabled roof. At the center of the front (east) façade, a small, raised porch with a shed roof projects from the roof. Two square wood posts support the porch roof which shelters a single wood door with nine lites. Double-hung wood windows with wide trim flank the entry. The south façade features another raised entry sheltered by a shed roof, three windows, and a rectangular vent below the gable. Two windows with awnings, hidden beneath fabric shades, punctuate the west façade.

The two-story, multi-unit residential building at the very west end of the parcel is rectangular in plan. The Midcentury Modern style wood frame structure is stucco clad and has an asphalt shingle clad hipped roof. The front (east) façade has two- and three-part vinyl sliders with screens on each level. Wood panel doors provide access to the individual units. Wood stairs at each end of the front façade lead up to the open corridor with a simple wood railing along the second floor. Windows on the south façade appear to be aluminum casement.



Figure 12. The aerial view of the 325 S. Willard Avenue property (Google Earth).



Figure 13. The front (east) façade of the main house.



Figures 14 and 15. The front façade of the vernacular bungalow (left) and the side and rear facades (right).



Figure 16. The front (east) façade of the multi-unit residential building.

### 329 S. Willard Avenue (APN 277-18-026)

The property at 329 S. Willard Avenue features six one-story wood-frame bungalows arranged in a “J” shape around a paved driveway.



Figure 17. The aerial view of the 329 S. Willard Avenue property (Google Earth).

The Craftsman inspired bungalow at 329 S. Willard Street is rectangular in plan with a projecting partial porch on the front façade. The building has stucco clad walls and an asphalt shingle-clad gable roof with chamfers at the gable ends. A concrete walkway from the sidewalk leads to the raised concrete porch at the north end of the front (east) façade which has a gable roof and two square columns. A single wood door with a metal security gate opens to the porch. Three aluminum windows with wide wood trims punctuate the front façade. Facing the driveway, the north façade has three aluminum sliders of different sizes—all with wood trim. The rear façade, partially hidden behind a wood fence, has a single door adjacent to what appears to be a fixed wood window. A vinyl double-hung window is to the north and a vinyl slider to the south.

Located to the west of 329 S. Willard Avenue house, Unit A is rectangular in plan. Exterior walls are stucco clad and the roof is hipped with a flat top. The primary window type is wood-sash, one-over-one, double-hung with wide trim. Roughly centered on the front (north) façade, a single door with a metal security gate is sheltered below a simple wood awning. A concrete podium with two steps is in front of the door. A window is to the west. The east façade has three openings: an aluminum slider flanked with double-hung windows. The west façade has a window at the north end and what appears to be a door to the south end, concealed behind fencing.

Unit B is a simple bungalow roughly rectangular in plan. It is clad in stucco and has a side gable roof with an extension to the southwest. Similar to Unit A, a single door with a concrete podium on the north façade is beneath a simple wood awning. Windows are a mix of vinyl sliders and single-hung; some with simple wood trims. Two single wood doors are on the west side, sheltered below the roof extension. The west façade has vertical wood cladding up to 3 feet. All doors are raised and reached by concrete steps and platforms.

Unit C to the west is complex in plan. The stucco clad building has an asphalt shingle clad hipped roof at the center flanked with shed roofs. To the west, sheds with single-clad and corrugated metal roofs are attached to the structure. Two single wood doors and two aluminum sliders punctuate the front (north) façade. A simple awning with brackets, similar to units A and B, shelter the eastern entrance while the western one is below a wider shed extension. Both doors are accessed by a concrete platform with three steps. A window on the east façade is partially boarded over.

The structure housing Units D and E is at the west end of the parcel. Roughly rectangular in plan, the building has stucco cladding and an asphalt shingle clad gable roof. The roof extends over the entrances to form two porches with wood supports which shelter the main entrance to each unit. Two single wood panel doors are on the front façade. The porch to the south is L-shaped, wrapping around the corner. The building has a mix of vinyl windows, single-hung and sliders, on the front (east) and south facades. Some openings have simple wood trims.

Unit F is the smallest structure on this parcel. Rectangular in plan, it has stucco clad exterior walls and an asphalt shingle clad gable roof. On the east façade, an L-shaped awning with brackets and square wood posts shelter a single wood panel door and an aluminum slider. Two more aluminum sliders are on the south façade, facing the driveway. Windows have no trim.



Figure 18. 329 S. Willard Avenue.



Figures 19 and 20. Units A (left) and B (right).



Figure 21. Unit C.



Figures 22 and 23. The building housing units D (left) and E (right).



Figure 24. Unit F.

## 6. ARCHITECTURAL STYLES

Constructed in the early 20<sup>th</sup> century, the main houses at 315 (heavily altered), 325, and 329 S. Willard Avenue exhibit some characteristics of the **Craftsman** architectural style. The Craftsman style is part of the Arts and Crafts period which was represented in San Jose from circa 1900 to 1925. The style was originally inspired by Green brothers who practiced in Pasadena from 1893 to 1914.<sup>2</sup> Adding to the dominance of the style was the fact that Craftsman style house kits were easily purchased by catalog for reasonable prices and shipped all over the country by railroad. Soon the Craftsman style was the most popular style of houses nationwide. The exterior of a Craftsman house was typically asymmetrical and featured a low-pitched roof, as well as wide eave overhangs and a partial- or full-width porch. The porch roof was typically supported by tapered or square columns that extended all the way to the ground. Most Craftsman style houses were one to one-and-a-half stories in height. The interior a typical Craftsman house often featured high wainscot, a stairway from the living room to upstairs, and simple wood trim at windows and doors.<sup>3</sup> The houses constructed during this period were horizontally emphasized. The characteristics of the style can be listed as:

- Low-pitched gabled (occasionally hipped) roof,

<sup>2</sup> "Arts and Crafts Period," Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.

<sup>3</sup> Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2013), 566-570; and Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W. W. Norton & Co., 1998), 81.

- Decorative beams or braces under gables,
- Gabled/Hip dormers,
- Exposed rafters,
- Wide eaves,
- One-over-one, double-hung windows, or one-light, fixed window; with fixed transom,
- Prominent lintels and sills,
- Full or partial, open porch with square posts and tapered arched openings,
- Outside siding: wood clapboard, stucco,
- Concrete or brick foundation.<sup>4</sup>

Constructed in 1956, the multi-family residential building on the 325 S. Willard Avenue property embodies some characteristics of the **Midcentury Modern** architectural style. Generated by a rejection of all historical references, the modern architectural styles were prevalent in San Jose from ca. 1930 to the 1950s and later.<sup>5</sup> Especially during the decades following the end of World War II, the Midcentury Modern and late interpretations of the International Style was applied to everyday residential, commercial, and institutional buildings. Less expensive and stripped-down version of the style was favored by builders who preferred inexpensive building materials, maximized square footage, and quick construction methods.<sup>6</sup> These buildings were mostly infill construction with simple forms, stucco cladding, and inexpensive building materials. Character-defining features of the style include:

- Flat roofs,
- Prominent, built-in garages,
- Asymmetrical massing and forms, and,
- Metal or wood window frames.<sup>7</sup>

The commercial building at 1520 W. San Carlos Street, built in 1948, was originally influenced by the **Commercial Modern** architectural style. Similar to the Midcentury Modern architectural style, the Commercial Modern buildings were common in the San Jose area from the 1930s to the mid-20<sup>th</sup> century.<sup>8</sup> Character-defining features of the style that apply to the subject structure include horizontal massing, flat roof, and extensive use of glass within metal frames.<sup>9</sup>

The bungalows at 325 and 329 S. Willard Avenue are modest vernacular dwellings without definite architectural styles. The accessory structures at 1520 W. San Carlos Street and 315 S. Willard Avenue are utilitarian.

## 7. SITE HISTORY

The project site and its immediate surroundings developed in the early 20<sup>th</sup> century as a residential neighborhood. The area was originally part of the grazing lands of Mission Santa Clara and later part of the Rancho de los Coches. The western portion of the rancho was purchased by Alpha Child May around 1887; the May family subdivided the land, which featured prune orchards, to create Maypark Half Acres in 1908.<sup>10</sup> A few years earlier in 1903-1904, the San Jose-Los Gatos Railway Interurban Line was constructed. The line, which ran

---

<sup>4</sup> Edited from "Arts and Crafts Period," Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.

<sup>5</sup> Ibid., 30-32.

<sup>6</sup> Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.

<sup>7</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 32.

<sup>8</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 30-32.

<sup>9</sup> PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 77-78.

<sup>10</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

from downtown San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos, provided easy access to downtown San Jose and opened the area to rapid residential development.<sup>11</sup>

The real-estate firm of Crowe & Wilson began selling lots in [Maypark] Half Acres early in November 1908 (San Jose Daily Mercury, 11/9/1908). The lots were up to 90 feet wide and 225 feet deep, making each about half an acre in size, at least twice the size of lots in neighboring Burbank subdivisions. [Maypark] was promoted as an exclusive subdivision, closer in character to nearby Hanchett Park than to the Rose Lawn or Interurban Park subdivisions to the west. The prune trees were left in place, and it was the intention that homeowners would use their larger lots to grow fruit for their own use, plant vegetable gardens, and keep chickens.<sup>12</sup>

Maypark Half Acres consisted of five blocks with a total of 75 mostly half acres lots in unincorporated Santa Clara County. The lots on the west side of S. Willard Street, including the subject properties, are slightly smaller and have narrower frontages but greater depths than the half acre lots.<sup>13</sup>

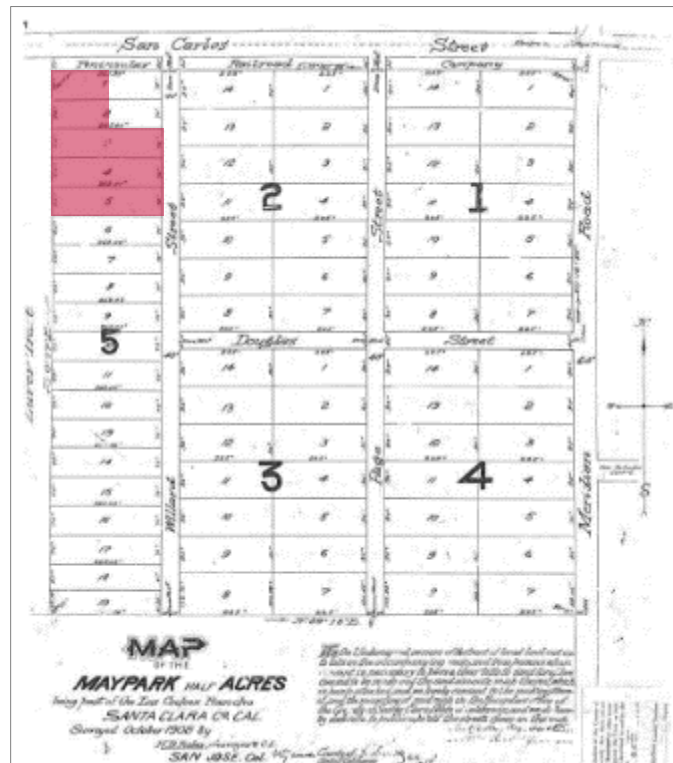


Figure 25. The subject properties on W. San Carlos Street and S. Willard Avenue are shown in red (Archives & Architecture, *Page Street Housing Project*, 2019).

The main house at 325 S. Willard Avenue property and the rear duplex at 329 S. Willard Avenue both appear on the 1915 Sanborn map, possibly constructed as part of the early residential development of the subdivision. According to the San Jose city directories, engineer Henry Bischoff was the earliest recorded resident at 325 S. Willard Avenue, who lived there from 1915 to 1919. The single-family house at 315 S. Willard Avenue was

<sup>11</sup> Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County* (April 2011), 17-18.

<sup>12</sup> Franklin Maggi, Archives & Architecture, *315 S. Willard Avenue DPR Form*, October 24, 2005.

<sup>13</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

constructed ca. 1920; the address first appears in the 1920 San Jose City directory and the building was illustrated on the 1929 Sanborn map.

By the mid-20<sup>th</sup> century, a regional population explosion and the suburban retail development along W. San Carlos Street changed the neighborhood from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with additional bungalows or low-rise apartments to accommodate the increasing population. Along W. San Carlos Street, many houses were converted to commercial use or replaced by new commercial buildings by the 1950s and 1960s.<sup>14</sup> The half-acre lots of Maypark had begun to serve as sites for large grouping of worker housing with four to eight bungalows appearing on many sites in the neighborhood.<sup>15</sup> Following this trend, a bungalow was added to the 325 S. Willard Avenue property in 1948 and a multi-family residential building was built in 1956. The 329 S. Willard Avenue property also included multiple bungalows accumulated on site from 1929 to the 1950s, either constructed here or moved from another location. By 1957, seven rental units were on the property, including the original duplex.<sup>16</sup> Also following the transformation of the retail corridor, the commercial building at 1520 W. San Carlos Street was constructed in 1948, replacing a single-family house on site. Even though more apartment complexes were developed in the neighborhood in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, the project site has not changed significantly since the mid-1960s. The area was annexed to the City of San Jose in 2008.<sup>17</sup>

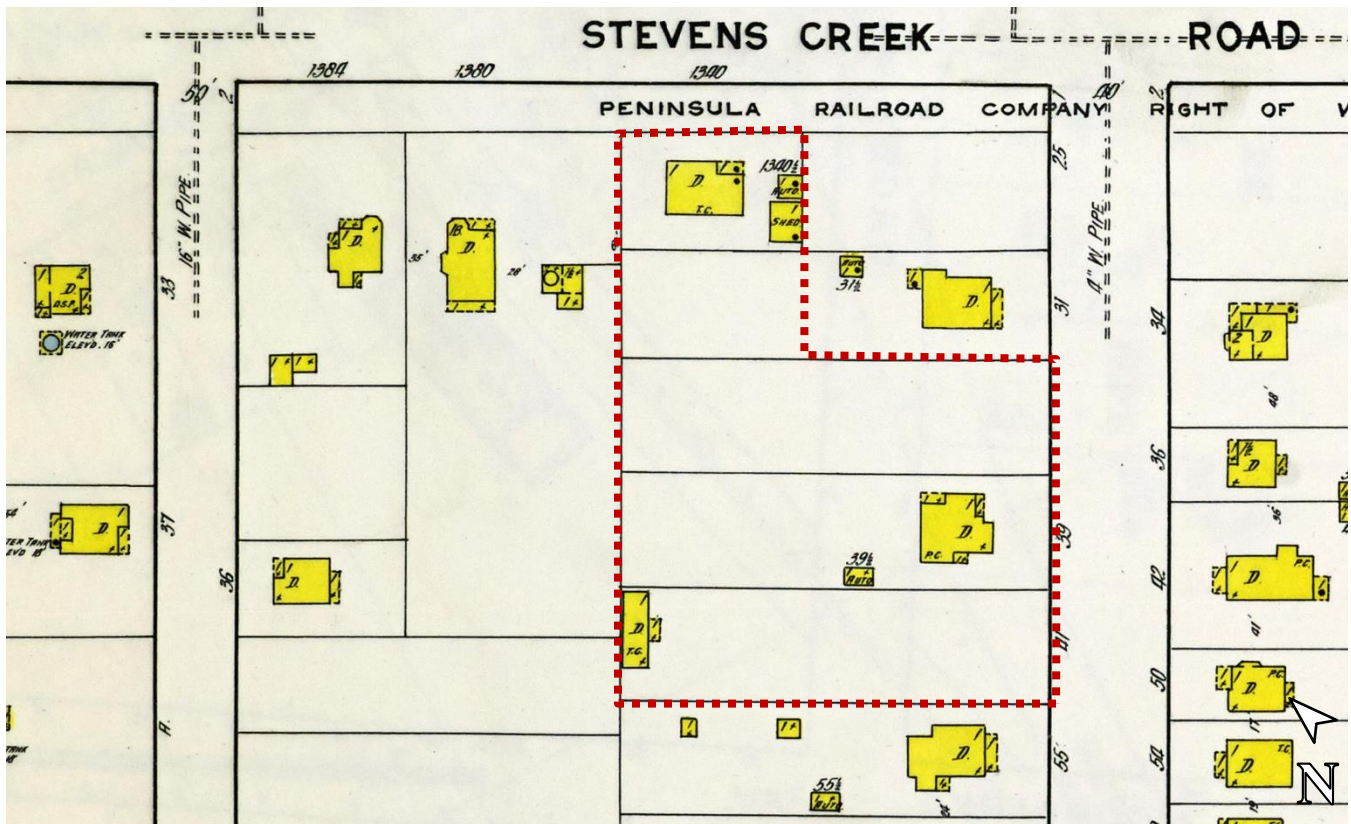


Figure 26. 1915 Sanborn map, the subject parcels outlined in dashed red line (Library of Congress).

<sup>14</sup> Dobkins, 56.

<sup>15</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 14.

<sup>16</sup> Santa Clara County Assessor's Office.

<sup>17</sup> City of San Jose Public Information Search.

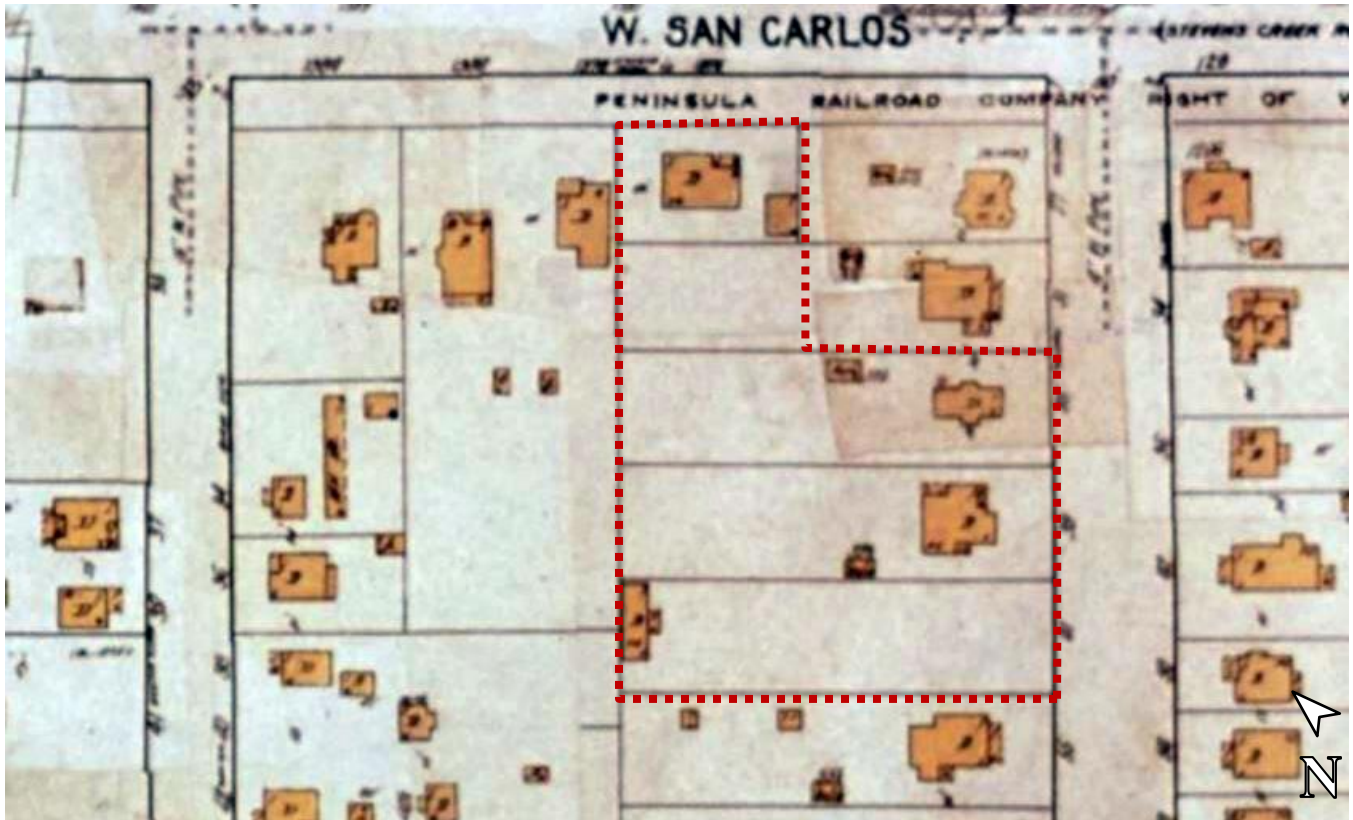


Figure 27. 1929 Sanborn map, the subject parcels outlined in dashed red line (History San Jose).

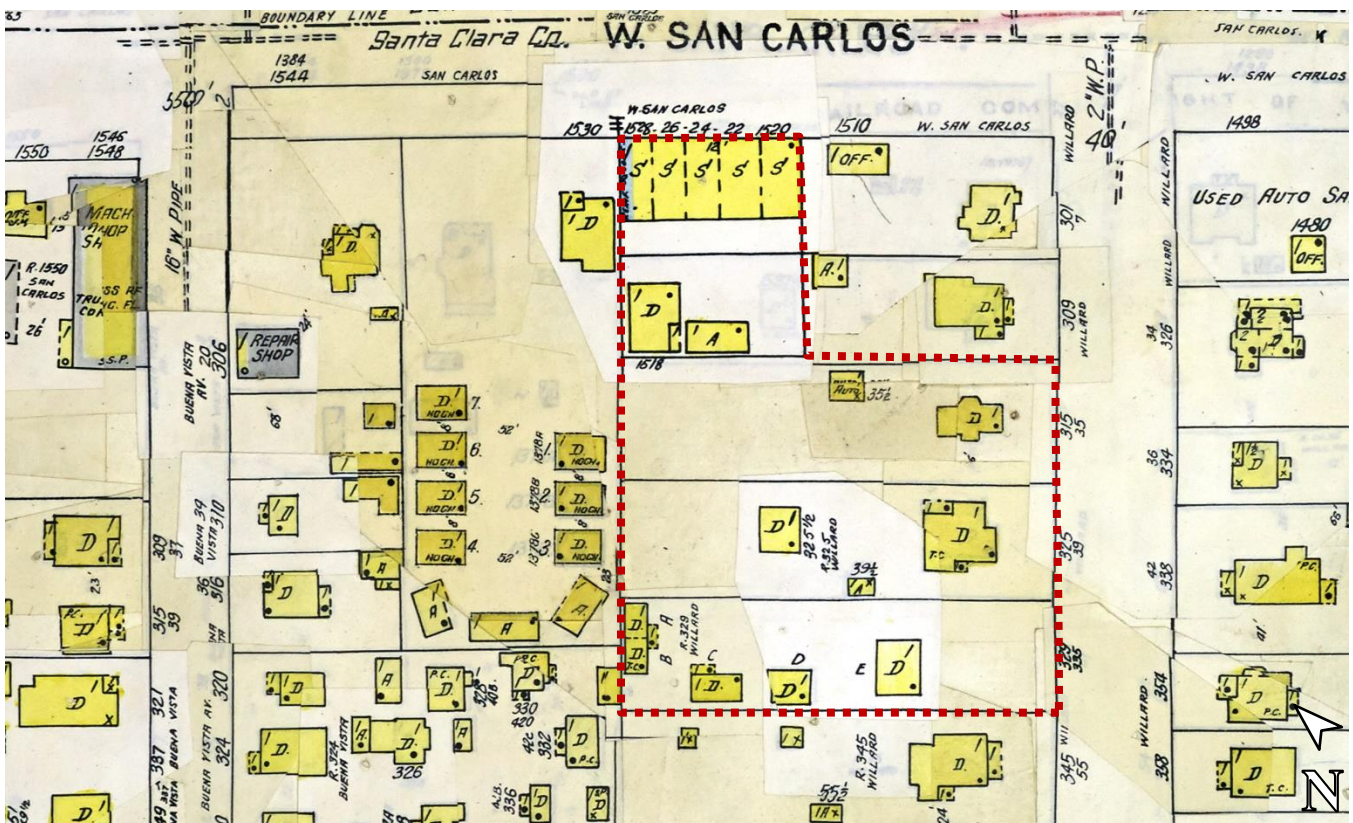


Figure 28. 1950 Sanborn map, the subject parcels outlined in dashed red line (Library of Congress).

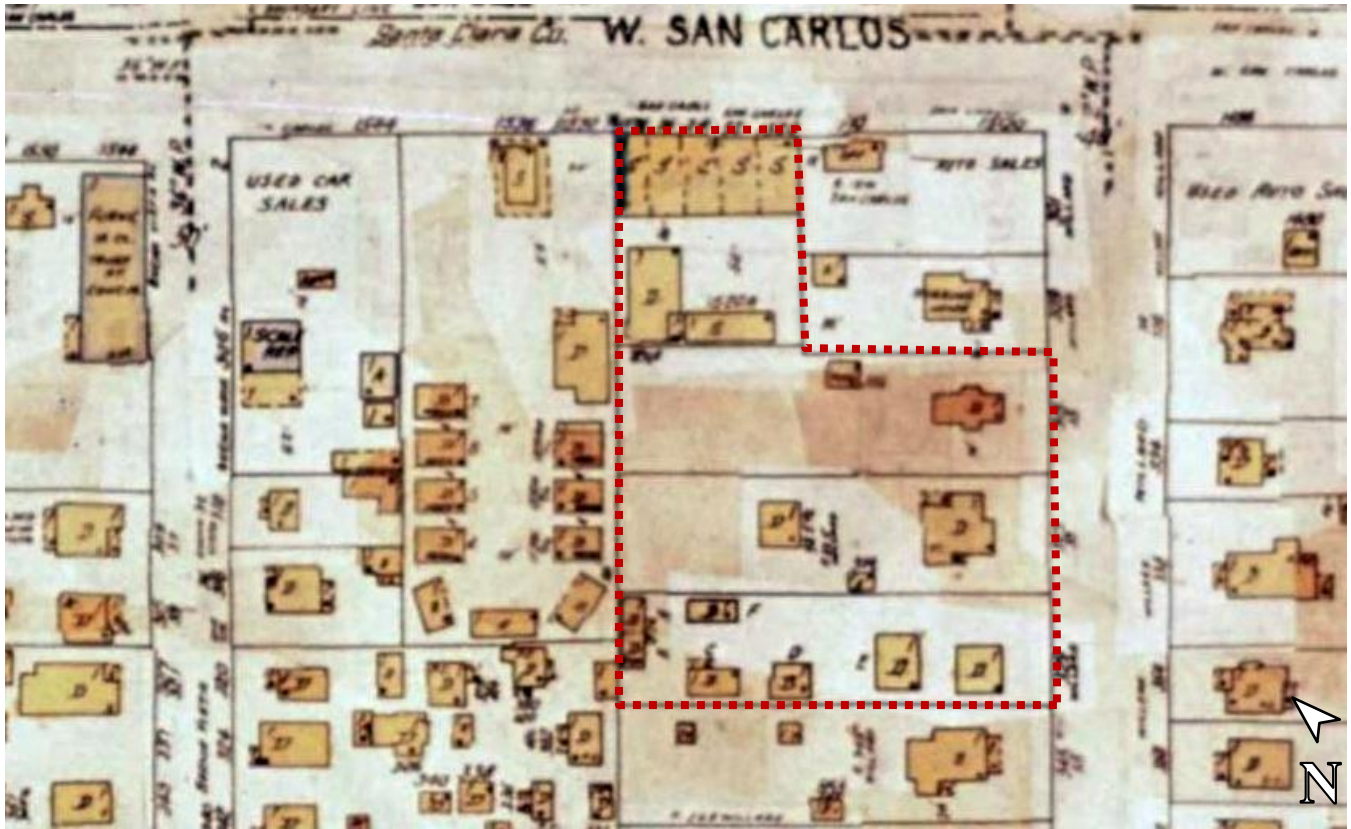


Figure 29. 1958 Sanborn map, the subject parcels outlined in dashed red line (History San Jose).

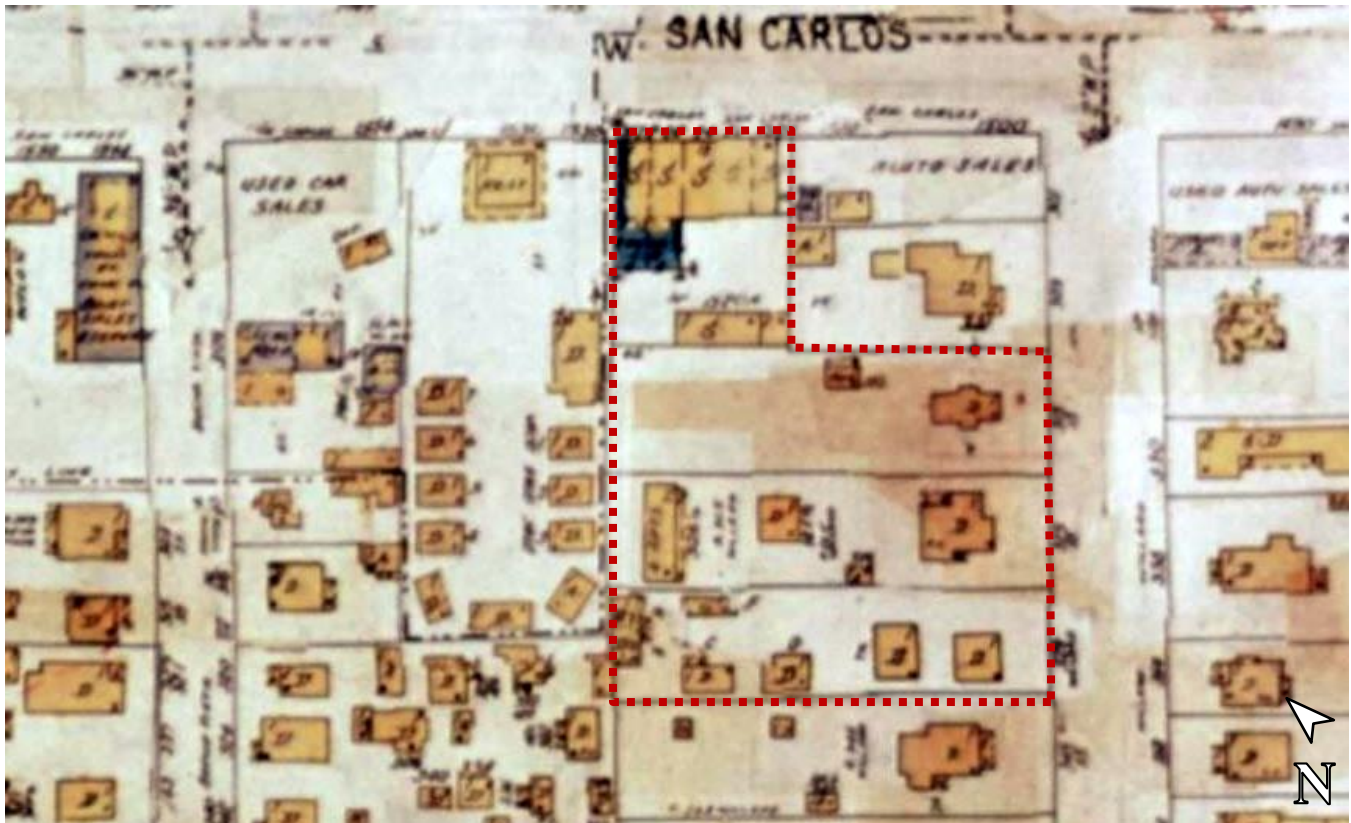


Figure 30. 1966 Sanborn map, the subject parcels outlined in dashed red line (History San Jose).



Figure 31. The 1968 aerial photograph of the area (UCSB Library Geospatial Collection).

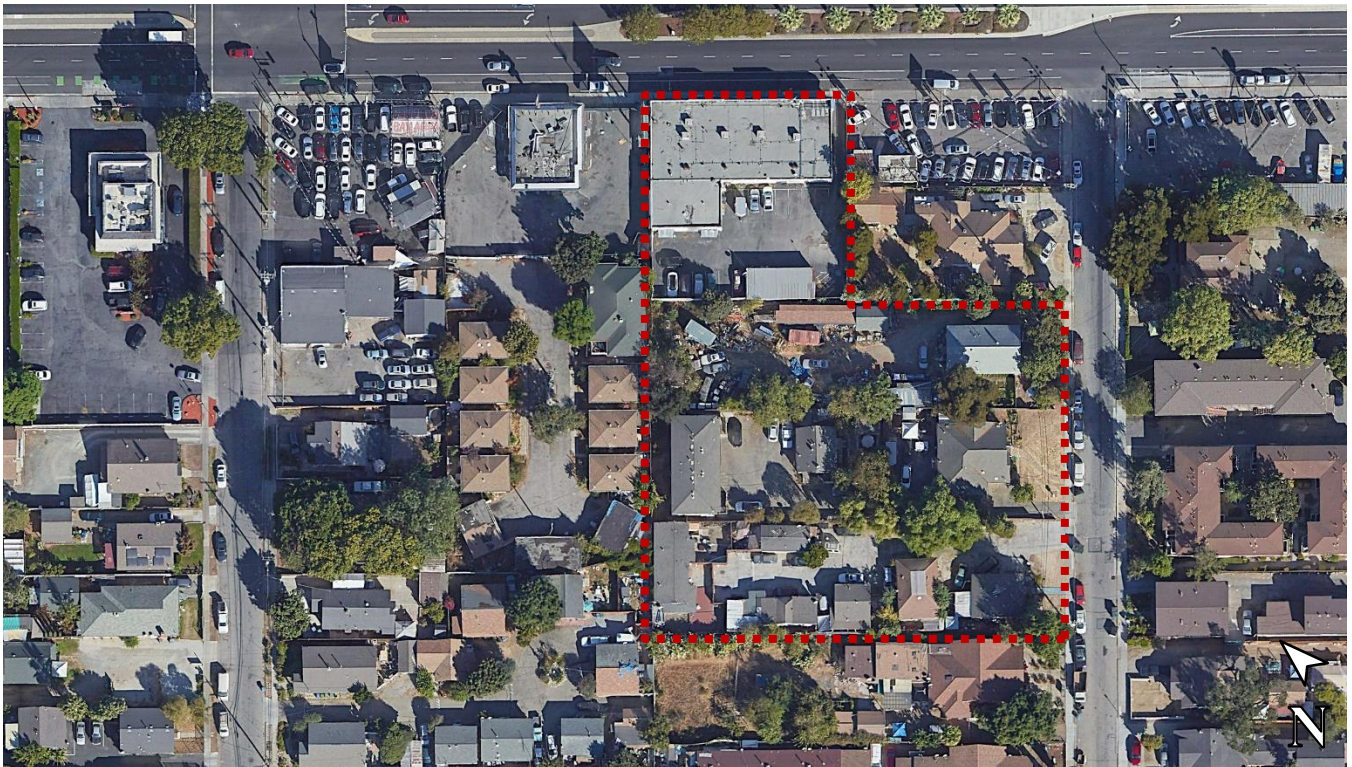


Figure 32. The 2020 Google Earth aerial photograph, the subject parcels outlined in dashed red line.

***Construction Chronology – 1520 W. San Carlos Street (APN 277-18-021)***

According to the County Santa Clara records, the one-story commercial building at 1520 W. San Carlos Street was completed in 1948. The address first appears in the 1949 San Jose city directory. The one-story wood frame building houses five adjoining stores—1520 through 1528 W. San Carlos. On the southern half of the parcel, a one-story wood frame dwelling (1518 W. San Carlos) and a garage were also constructed in the 1940s. The dwelling was demolished by 1966 and the garage was converted to a store (1520A W. San Carlos).<sup>18</sup> According to the Sanborn maps, the commercial building at 1520-1528 W. San Carlos Street received an addition, one-story concrete block structure, ca. 1965. Below is the construction chronology of exterior work with a list of building permits on file and a summary of what the permit work entailed.<sup>19</sup>



Figures 33 and 34. The commercial building at 1520 W. San Carlos Street, left, and the garage/store, right (Office of the Assessor, County of Santa Clara).

1947	Permit application to erect a one-story store. Santa Clara County Building Inspection Department, Permit No. 6468. The building was completed in 1948.
1964	Permit application to erect a sign for M&W Bowling Supply. Santa Clara County Building Inspection Department, Permit No. 1432.
1998	Permit application to add new awning and new exterior doors. Santa Clara County Building Inspection Department, Permit No. 83813.
2004 – 2005	Demolish additions and the rear garage building; the original 42' by 16' structure to remain. Santa Clara County Building Inspection Department, Permit No. 30637.

***Construction Chronology – 315 S. Willard Avenue (APN 277-18-024)***

No building permits were found for the property. Even though the Santa Clara Assessor's Office notes the construction date of the single-family house as 1930; the address first appears in the 1920 San Jose City directory and the building was illustrated on the 1929 Sanborn map (recorded as 35 Willard). Therefore, the building was possibly constructed ca. 1920. According to Google Maps Street Views and the 2005 DPR form, the house was remodeled ca. 2011-2014: stucco cladding was applied to the exterior walls, the tripartite picture window and the square slatted vent on the front façade were replaced with rectangular vinyl windows, and the front door and the windows on the side façades were replaced.

<sup>18</sup> Santa Clara County Assessor's Office; Sanborn maps.

<sup>19</sup> Santa Clara County Building Inspection Department; City of San Jose Permit Center.

***Construction Chronology – 325 S. Willard Avenue (APN 277-18-025)***

No building permits associated with the initial construction were found for the 325 S. Willard house. The house was noted as “39 Willard” on the pre-1950 maps and in the earlier city directories. The single-family house was possibly constructed ca. 1915 since it first appears in the 1915 San Jose city directory and the 1915 Sanborn map. Although no longer extant, a garage to the west of the house was illustrated on the maps from 1915 to 1966. According to the Santa Clara Assessor’s Office, the one-story bungalow at 325 ½ Willard was constructed in 1948 and the two-story multi-unit residential building to the west was built in 1956—which are consistent with the listings on the city directories.

- |      |  |
|------|--|
| 1956 | Permit application to build a two-story, four-family residential building at 325 S. Willard by contractor Charles De Welt. Santa Clara County Building Inspection Department, Permit No. 48248.                            |
| 2004 | Existing wood and composite shingle roof was removed, new composite shingle roof was installed; wood repairs as necessary; new gutters and flashings. Santa Clara County Building Inspection Department, Permit No. 30458. |
| 2005 | Reroofing at middle single-family and rear four-unit residential buildings. Santa Clara County Building Inspection Department, Permit No. 31182-31183.   |

***Construction Chronology – 329 S. Willard Avenue (APN 277-18-026)***

No building permits associated with the initial construction were found for the property. According to the Santa Clara Assessor’s Office and Sanborn maps, a dwelling at the west end of the parcel (identified as 41 Willard on the map, currently known as units D-E), was constructed by 1915 and converted to a duplex in 1948.<sup>20</sup> The address first appears on the 1919 San Jose city directory. Units A, B, and C were built at or moved to the site between 1929 and 1950. In 1952, the dwelling identified as 329 S. Willard Avenue was moved from Arletta Avenue and W. San Carlos Street to its present location. According to the Santa Clara Assessor’s Office, this building was originally constructed in 1920.<sup>21</sup> Unit F, a former construction shack from ca. 1930, was also moved to the site in the 1950s and made into a dwelling.<sup>22</sup> By 1957, seven rental units were on the property, including the duplex.<sup>23</sup>

- |             |  |
|-------------|--|
| 1949        | Permit application to alter the one-story single-family house by owner J. Vitale. Santa Clara County Building Inspection Department, Permit No. 12951.   |
| 1950        | Permit application to construct a one-story single-family house by owner J. Vitale. Santa Clara County Building Inspection Department, Permit No. 20021. |
| 1991 – 1992 | Reroofing, roof repair, and minor repairs. Santa Clara County Building Inspection Department, Permit No. 10608, 20666.                                   |
| 1996        | Repair sheetrock; new windows, and doors. Santa Clara County Building Inspection Department, Permit No. 66924.   |
| 1998        | Remove existing shingles, add felt and composite shingles. Santa Clara County Building Inspection Department, Permit No. 85603.                          |
| 2000        | Roofing. Santa Clara County Building Inspection Department, Permit No. 2000-4073.  |

---

<sup>20</sup> Santa Clara County Assessor’s Office.

<sup>21</sup> Santa Clara County Assessor’s Office.

<sup>22</sup> Santa Clara County Assessor’s Office; Sanborn maps.

<sup>23</sup> Santa Clara County Assessor’s Office.

2000	Replace bedroom and bathroom windows. Santa Clara County Building Inspection Department, Permit No. 14587, 14693.
2000	8' by 11' overhang to create a covered porch. Santa Clara County Building Inspection Department, Permit No. 15378.
2001	Add patio overhang. Santa Clara County Building Inspection Department, Permit No. 19970.
2001	Replace entrance door. Santa Clara County Building Inspection Department, Permit No. 97119.
2006	Demolish unpermitted shed addition. Santa Clara County Building Inspection Department, Permit No. 33779.

## 8. HISTORIC CONTEXT

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

### *The Early American Period (1846 – 1869)<sup>24</sup>*

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.<sup>25</sup>

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

### *Horticultural era (1870 – 1918)<sup>26</sup>*

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the

---

<sup>24</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>25</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>26</sup> Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.<sup>27</sup>

#### *Inter-War Period (1918 – 1945)*

After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.<sup>28</sup> During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.<sup>29</sup>

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.<sup>30</sup>

#### *Industrialization and Urbanization (1945 – 1991)*

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.<sup>31</sup>

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation

---

<sup>27</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>28</sup> Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.

<sup>29</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>30</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.

<sup>31</sup> Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.<sup>32</sup> The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.<sup>33</sup> While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.<sup>34</sup>

### **Burbank Neighborhood & Maypark Half Acres Subdivision**

In the early 19<sup>th</sup> century, the project site was originally part of lands belonging to the Mission Santa Clara. By 1844, after the secularization of the Mission in the previous decade, the Rancho de los Coches was established on approximately 2,219 acres. The portion of the former Rancho de los Coches that the project site occupies was surrounded by large parcels of agricultural land for many decades. The agricultural land had a diverse use from raising stock to growing fruits, vegetables, and grains. In 1903 access to surrounding communities was provided by the establishment of the San Jose & Los Gatos Interurban Railroad. This new rail line ran along Stevens Creek Boulevard (formerly Stevens Creek Road and present-day W. San Carlos Street) and connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. Soon after the establishment of the rail line a new school was constructed—the Luther Burbank School (1906)—to accommodate the growing population in the area. Additional suburban neighborhoods were established along the rail line as there was now an easy and convenient way to get to the downtown commercial core of the city. The typical ride to downtown from one of the newly established subdivisions in the Burbank neighborhood set riders back five cents and took approximately ten minutes. By 1927 a section of Stevens Creek Road was renamed W. San Carlos Street. However, by the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was W. San Carlos Street/Stevens Creek Boulevard, as the street had become a main thoroughfare. Soon the area including the subject properties became a commercial center on the west side of the City.<sup>35</sup>

“Two early subdivisions [Maypark Half Acres and Zuyer’s Subdivisions] are located on the south side of West San Carlos Street [...]. While originally developed for residential use, the parcels that front West San Carlos Street are presently contemporary commercial structures, built about mid-twentieth century or later. Both [subdivisions] were originally intended to be large lot subdivisions in a suburban setting. However, the area did not develop as intended; almost all of the residential lots that exist today within these subdivisions were the result of lot splits of these half-acre parcels. The lots facing San Carlos were originally intended to be residential, and many were developed early in the century with the fronts of the houses facing what was then Stevens Creek Road. Only a few houses remain along the strip, these houses now converted to commercial use. Others were relocated or demolished to accommodate new commercial development that occurred mainly after World War II.”<sup>36</sup>

---

<sup>32</sup> PAST Consultants, *San Jose Modernism*, 26-27; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>33</sup> PAST Consultants, *San Jose Modernism*, 26-27.

<sup>34</sup> Winter & Company, *Your Old House*, 15.

<sup>35</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Dobkins, 14, and 17-18.

<sup>36</sup> *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, 27.

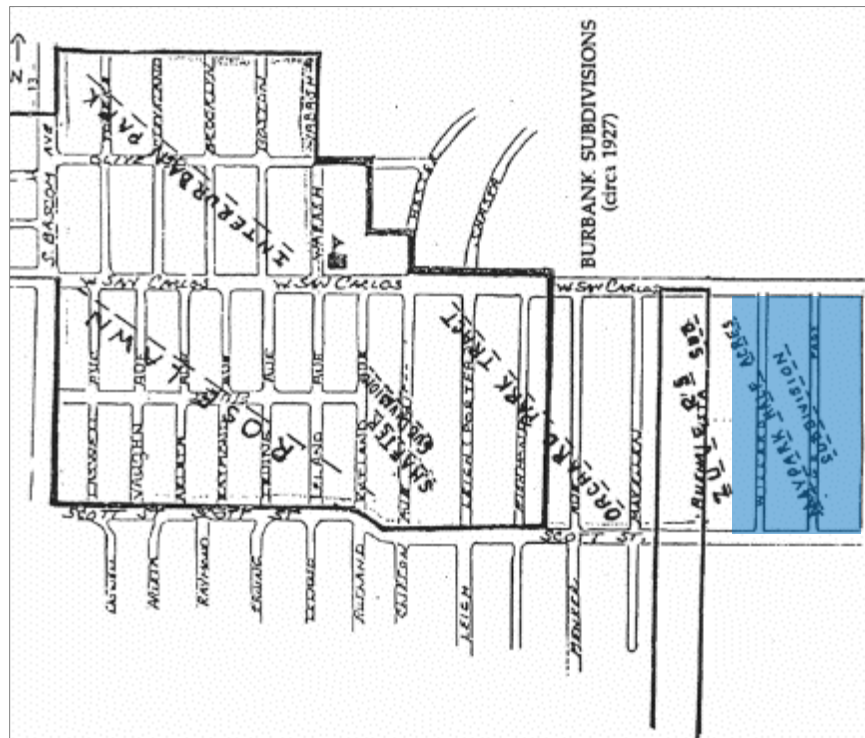


Figure 35. Burbank Subdivisions, Maypark Half acres highlighted in blue (*West San Carlos Historic Context City of San Jose, Santa Clara County, April 2011*).

The area around the subject properties had been part of the Maypark Half Acres Subdivision. Acquired in 1890, by Alpha C. May, a retired judge from Wisconsin, the 40-acre parcel including parts of Stevens Creek Road and cross streets on the south side including Willard Street, Page Street and Meridian Road was subdivided by owner Cora A. May in 1908. Historically this has been considered part of the greater Burbank District but today it is also sometimes identified as part of the Buena Vista neighborhood. A 1908 newspaper advertisement for lots in Maypark Half Acres described improvements such as graded and curbed streets, cement sidewalks, and access to the city sewer line.<sup>37</sup>

Between the wars the population grew, as did commuters' reliance on the automobile. The completion of the Bayshore Highway in the late 1930s connected San Jose to San Francisco and spurred additional suburban development. The highway also reinforced the growing dominance of the automobile as the preferred method of transportation in the region for day-to-day commuting. By the 1940s with population in the suburbs growing, many public utility services were provided to the Burbank neighborhood. The Burbank Sanitary District was established, and other improvements were made in the neighborhood—streetlights installed, curbs and gutters constructed, and eventually a sewer system.<sup>38</sup>

Today, the Burbank neighborhood is an ethnically and culturally diverse area of the city. It features a mix of commercial and residential areas. The commercial areas line W. San Carlos Street while the residential areas are located off the commercial streets. Older retailers generally dominate the commercial core in the neighborhood. Many temporary businesses and auto related retailers now operate on W. San Carlos Street. The residential

<sup>37</sup> Dobkins, 38.

<sup>38</sup> Dobkins, 20 and 44.

areas exhibit a mix of architectural styles—Craftsman, Tudor, Colonial Revival, Spanish Revival, Contemporary and Midcentury Modern.<sup>39</sup>

### West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were constructed in the 20<sup>th</sup> or 21<sup>st</sup> centuries. According to the *West San Carlos Historic Context*, two major events and periods that shaped 20<sup>th</sup> century development patterns along this street:

1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.<sup>40</sup>

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19<sup>th</sup> century and remained a ranch and orchard district with relatively large parcels and few structures through the early 20<sup>th</sup> century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.<sup>41</sup>

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos.<sup>42</sup> The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were originally built as small houses in the early 20<sup>th</sup> century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s.<sup>43</sup> Many of the study area residents in the early 20<sup>th</sup> century were small business owners operating backyard businesses including plumbing, auto repair, and building materials.<sup>44</sup>

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s, including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.<sup>45</sup>

---

<sup>39</sup> City of San Jose, *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*, <https://sanjoseca.gov/DocumentCenter/View/2750> (accessed April 11, 2019).

<sup>40</sup> Dobkins, 58.

<sup>41</sup> Dobkins, 57.

<sup>42</sup> Dobkins, 17-18.

<sup>43</sup> Dobkins, 58.

<sup>44</sup> Dobkins, 46.

<sup>45</sup> Dobkins, 20-22.

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.<sup>46</sup> The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to compete with modern shopping centers and regional malls in San Jose and throughout the valley.<sup>47</sup> In the 2000s, large multi-unit residential complexes have been developed on W. San Carlos Street, such as Buena Vista Midtown at 1535 W. San Carlos Street and Meridian at Midtown Apartments at 1432 W. San Carlos Street, replacing former commercial buildings.

## 9. ARCHITECT/BUILDER

The two-story, multi-family residential building at 325 S. Willard Avenue was built by contractor Chares De Welt. Based in San Jose, he was listed as a carpenter and contractor in the 1940s and 1950s city directories.<sup>48</sup>

The research did not reveal any architects or builders associated with the initial constructions of the remaining properties.

## 10. OCCUPANCY HISTORY

The occupancy history of the subject properties is outlined below. The commercial building at 1520-1528 W. San Carlos Street and the rental units at 325 and 329 S. Willard Avenue had a high turnover.<sup>49</sup>

### 1520 W. San Carlos Street

1949	1520: Michael Marino, cigars; 1522: C. Falco auto repair; 1524: Van Vleck Realty; 1526: W. H. Smith linoleums; 1528: McGuire, general contractor & paint
1950	1520: Michael Marino, cigars; 1522: C. Falco auto repair, Motor Parts Co. wholesale; 1524: Van Vleck Realty; 1526: W. H. Smith linoleums; 1528: McGuire, general contractor & paint
1955	1520a: Empire Sheet Metal & Heating; 1522: Addressograph Sales Agency; 1524: Bonnie Ireland Letter Shop; 1526: Wayne's Linoleum & Shades; 1528: Pacific Judo Academy
1960	1520: Western Bowling Supplies; 1522: Vacant; 1524: Ireland Direct Mail; 1526: Wayne's Linoleum & Shade; 1528: Custom Kitchens Inc., general contractors
1965	1520: M & W Bowling supplies; 1522: Beauty Belle Coiffures; 1524: Ireland Direct Mail; 1526: Wayne's Linoleum & Shade; 1528: Acme Business Machines
1970	1520: Jer Marai Saucy Sales notions wholesale; 1522: Pacific Studio photography; 1524: Ireland Direct Mail Advertising; 1526: Wayne's Linoleum & Shade; 1528: Acme Business Machines
1973	1520: Vacant; 1522: Coast Cycle Accessories, motorcycle accessory dealers; 1524: Ireland Direct Mail Advertising; 1526: Carpet & Linoleum Plaza; 1528: Piscean Waterbeds

---

<sup>46</sup> Dobkins, 23-25.

<sup>47</sup> Dobkins, 56.

<sup>48</sup> San Jose City Directories via Ancestry.com

<sup>49</sup> San Jose City Directories.

1979 1520: Coast Cycle Accessories; 1522: Coast Cycle Accessories; 1524: Ireland Direct Mail Advertising; 1526: Carpet & Linoleum Plaza; 1528: Fire Mountain Fireplaces

### **315 S. Willard Avenue**

1920 – 1922 Lorraine V. Lammers, clerk  
1923 – 1933 John M. Torbert, laborer  
1934 William Curley  
1935 Wellington B. and Dorothy Hewitt, clerk  
1940 – 1979 The Lauchere family: Alice, Jules (gardener) and Lucy/Lucie, Julieet (stenographer), Alice (beauty operator)

### **325 S. Willard Avenue**

#### Single-Family House

1915 – 1919 Henry Bischoff, engineer  
1920 – 1943 Olive Siple (teacher), Peter and Flora Siple  
1947 Michael (machinist) and Seraphine (seamstress) Biondo  
1947 - 1950 Peter and Pearl Viviano, cannery worker  
1954 Donald and Anna Lyttle, kitchen helper  
1955 – 1977 Nick and Eva Zurich, clerk/accountant  
1979 A. C. Rodriguez

#### Rear bungalow, 325a

1949 – 1950 Mario J. and Ann Vivano, teamster  
1956 Tito and Frances Vasquez, laborer  
1965 Robert Chabrava  
1970 G. W. Ferguson  
1973 No return  
1977 Vacant  
1979 O. Barers

#### Apartments

1960 N. N. Davis, N. V. Davis, J. I. Longson  
1965 R. Garber, C. E. Green, R. Bremer, No return  
1970 J. Franklin, C. E. Green, G. W. Oswald, Vacant  
1973 K. McDonnal, J. Vandever, Vacant, P. Le Parris  
1977 L. Ratzlaff, C. Triant, K. Millan, S. Cassavant  
1979 V. K. Tuig, C. Triant, A. C. Rodriguez, S. Brady

### **329 S. Willard Avenue**

1919 – 1920 John Policicchio, chipper  
1923 John Pacheco  
1924 Vincent Ravine, laborer  
1924 – 1928 Rafael Inglieri, molder  
1933 – 1935 Paul Paolo, rancher  
1936 William A. and Edith C. Pierce, salesman; John and Ann Puett, plasterer

1938	John and Ann Puett, plasterer
1939	Anna M. Richter, Kay G. Berry, Fred L. and Jayne Cordes
1947	H. E. Smallwood, J. A. Clem, L. Duke, F. Loper, J. Taufer, R. Wilcox
1950	P. Paladine, R. Purton, M. Vierra, J. Vitale, W. Webb
1957	A. D. Nelson, W. J. Ring, V. G. Reed, C. L. Jones, Vacant, V. Palacios, T. Campoli
1960	A. D. Nelson, G. C. Webb, F. L. Price, Vacant, E. W. Roberts, R. L. Cull, D. B. Nante
1965	W. Rhea, L. G. Carrillo, G. W. Mathews, K. Mullholland, L. Rios, J. Jones, Vacant
1973	Vacant, J. J. Ponte, M. Perez, Vacant, A. J. Fong, K. E. Gentry
1977	L. Cervantez, A. Rocha, J. Brown, M. R. Gomes, D. Aleman, K. E. Gentry
1979	L. Cervantez, A. Rocha, R. Sinclair, M. R. Gomes, E. Nuckolls, L. Duffett

## 11. RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES

A reconnaissance survey of 26 properties within 200 feet of the proposed project site was carried out in August 2021. Each property was photographed and is briefly described below. None of these properties have been identified on the City of San Jose HRI.<sup>50</sup>



Figure 36. Surveyed properties situated within 200 feet of the project site boundaries; the project site is outlined in dashed red. (Edited from GIS Map, Office of the Assessor, County of Santa Clara, retrieved June 2020.)

<sup>50</sup> *City of San Jose Historic Resources Inventory* (February 8, 2016), <https://www.sanjoseca.gov/home/showpublisheddocument/24021/636689750824470000> (accessed August 5, 2021).

**1. 1535 W. San Carlos Street, 274-42-209**

Constructed in 2015, the parcel features a contemporary mixed used building. Irregular in plan, the three- to four-story building has stucco clad walls and a hipped roof with brackets and a wide eave overhang. Typical windows appear to be rectangular vinyl. Recessed balconies with metal railings are on the street facing south (front) facade. Large arched openings are at the commercial spaces, garage entries, and some balconies.



Figure 37. 1535 W. San Carlos Street.

**2. 1499 W. San Carlos Street, 274-14-080**

Constructed pre-1915, this Craftsman style one-story plus attic single-family house is at the intersection of W. San Carlos Street and N. Willard Avenue. The wood frame structure is rectangular in plan and has an asphalt shingle clad gable roof with exposed rafter tails and a wide eave overhang. The walls have horizontal cladding and brick veneer on the front façade. Typical windows are wood sash with wide trim. Two front-facing lower gables are on the south façade, above the large, fixed windows flanking the main entrance. Reached by a few concrete steps, a wood panel door with sidelites provide access to the building.



Figure 38. 1499 W. San Carlos Street.

**3. 1470 W. San Carlos Street, 277-20-035**

Developed ca. 1960, this cornel parcel features a used car dealership and an auto-repair business. Three detached structures are lined up along the south property line, leaving a large, paved area along W. San Carlos Street. To the west, a one-story vernacular structure is used as an office. The wood frame building has an asphalt shingle clad hipped roof, and large, divided windows. Low brick planters flank the entrance. Adjacent to this office is a one-story utilitarian structure. Rectangular in plan, it has a metal shed roof, double doors, and a semi-open area to the east. The utilitarian repair garage at the southwest corner of the property is parallel to W. San Carlos Street. The one-story CMU building has a shed roof. Four roll-up garage doors are on the front façade.



Figure 39. 1470 W. San Carlos Street.

**4. 326 S. Willard Avenue, 277-20-034**

Constructed pre-1915, this two-story house was expanded and altered over time; it is vernacular in style.<sup>51</sup> It is set back from the sidewalk, forming a large, landscaped yard at the front. The two-story wood-frame building is irregular in plan. It has stucco clad walls and an asphalt shingle clad hipped roof. A partial-width porch with a shed roof is at the northwest corner. A bay window is to the south of the porch. Typical windows appear to be aluminum-sash, sliders or fixed. A stucco clad chimney pierces the roof at the southwest corner.



Figure 40. 326 S. Willard Avenue.

**5. 330 S. Willard Avenue, 277-20-033**

Constructed between 1950 and 1966, this two-story Midcentury Modern apartment building is U-shaped in plan. The wood-frame building has stucco cladding with brick veneer rising to 3 feet on the front façade and a low-pitched, asphalt shingle-clad, hipped roof. The primary window type is two- or three-part vinyl sliders. An open corridor and stairs on the south façade provide access to the upper units which have wood panels doors with metal security gates. An asphalt-paved driveway that runs along the south property line leads to the rear carports.

---

<sup>51</sup> Sanborn maps.



Figure 41. 330 S. Willard Avenue.

**6. 332-350 S. Willard Avenue, 277-20-052 to 057**

According to the available aerial photographs, this property was developed ca. 1985. The parcel features two L-shaped apartment buildings, forming a central courtyard in between, and a one-story carport at the rear. The driveway to the north is shared with 330 S. Willard Avenue. The two-story vernacular apartment buildings have vertical wood cladding and asphalt shingle clad hipped roofs. The primary window type is aluminum sliders with wide wood trim. The corner units have balconies. An unadorned band board, wrapping around each building, runs above the first floor.



Figure 42. 332-350 S. Willard Avenue.

**7. 354 S. Willard Avenue, 277-20-031**

Constructed ca. 1968, this two-story residential building is rectangular in plan. The wood-frame vernacular building has stucco cladding with brick veneer on the front façade, rising to the windowsills and at the corners. A low-pitched, asphalt shingle-clad, gable roof with an overhang caps the building. The primary window type is three-part vinyl sliders. Decorative wood shutters flank the second floor windows. A recessed, central stairway leads up to the second floor. The entries of the first floor units are on both sides of the stairs. A concrete driveway runs along the north property line, providing access to the two-story residential buildings to the rear.



Figure 43. 354 S. Willard Avenue.

**8. 358 S. Willard Avenue, 277-20-030**

Constructed pre-1915, this one-story Craftsman style single-family house is rectangular in plan with a slightly projecting front porch. Set back approximately 25 feet from the sidewalk, the wood-frame building has horizontal wood siding and a steeply pitched, asphalt shingle clad side gable roof with a wide eave overhang. The primary window type appears to be wood sash double hung with wood trim. A front gabled, partial width entry porch with tapered square columns projects from the façade and shelters the main entrance, which consists of a wood panel door. Three brackets support the porch roof. Notable features include exposed rafter tails, wide barge boards, multi-lite windows at the porch gable, and a brick chimney on the south wall.



Figure 44. 358 S. Willard Avenue.

**9. 362 S. Willard Avenue, 277-20-029**

Constructed pre-1915, this one-story Craftsman style single-family house is irregular in plan with rear additions. The wood-frame building has horizontal wood siding and an asphalt shingle clad side gable roof with a wide eave overhang. The primary window type appears to be wood sash double hung with wood trim. A rectangular window with a multi-lite transom is on the front façade. A recessed, partial width porch with a substantial square column is at the northwest corner, sheltering the wood panel entry door and another window with a multi-lite transom. A gabled dormer with board and batten cladding and a three-part, multi-lite window is centered at the front façade. Notable features include exposed rafter tails, wide barge boards, multi-lite windows at the porch gable, and brackets at gable ends.



Figure 45. 362 S. Willard Avenue.

**10. 366 S. Willard Avenue, 277-20-028**

Constructed ca. 1965, this two-story multi-unit residential building is roughly rectangular in plan. The wood-frame vernacular building has horizontal wood cladding with brick veneer rising to the windowsills. A low-pitched, asphalt shingle-clad, hipped roof with an overhang caps the building. The primary window type is two-part vinyl sliders. Decorative wood shutters flank the second floor windows. Wood stairs at the northwest corner lead up to the open corridor with simple wood railing along the second floor. A concrete driveway runs along the south property line, providing access to the one-story carport.



Figure 46. 366 S. Willard Avenue.

**11. 370 S. Willard Avenue, 277-20-027**

Constructed pre-1915, this one-story Craftsman style single-family house is rectangular in plan with a projecting front porch at the northwest corner. Set back from the sidewalk, the wood-frame building has horizontal wood siding and a moderately pitched, asphalt shingle clad gable roof with a wide eave overhang. The primary window type appears to be wood sash double hung with wood trim. A front gabled, partial width entry porch with square columns projects from the façade and shelters the main entrance, which consists of a wood panel door. Two rectangular single-hung windows with multi-lite transoms are on the front façade. Notable features

include brackets at gable ends, wide barge boards, two-part openings with wood lattice at the gables, and two brick chimneys.



Figure 47. 370 S. Willard Avenue.

**12. 376 S. Willard Avenue, 277-20-026**

Constructed ca. 1920, this one-story Craftsman style single-family house is irregular in plan with a projecting front porch at the northwest corner. Set back from the sidewalk, the wood-frame building has horizontal wood siding and a moderately pitched, asphalt shingle clad gable roof with a wide eave overhang. The primary window type appears to be vinyl sliders with wood trim. A front gabled, partial width entry porch with square columns and low walls projects from the façade and shelters the front door and a window. Another window is to the south. A concrete driveway to the north leads to the attached garage. Notable features include brackets at gable ends, wide barge boards, and triangular vents at the gables.



Figure 48. 376 S. Willard Avenue.

**13. 361 S. Willard Avenue, 277-18-029**

Constructed ca. 1968, this parcel features five Midcentury Modern-influenced apartment buildings arranged around a central driveway. The two-story buildings are wood frame with vertical wood cladding and flat roofs. A band board wraps around each building between two floors. Two easternmost blocks have brick veneer on the street facing first floors. Windows are typically two- or three-part vinyl sliders.



Figure 49. 361 S. Willard Avenue.

**14. 355 S. Willard Avenue, 277-18-028**

Constructed pre-1915, this one-story Craftsman style single-family house is roughly L-shaped in plan. The wood-frame building has horizontal wood siding and a moderately pitched, asphalt shingle-clad cross gable roof with a wide eave overhang. The front facing gable at the northeast shelters the main entrance and a large window. The primary window type appears to be vinyl sliders with wood trim. A low brick planter with shrubs is along the front façade. The primary window type is aluminum-sash fixed and casement with wood trim. Notable features include heavy brackets at gable ends, wide barge boards, and triangular vents at the gables. A concrete driveway to the south leads to the multi-family residential building at the rear, which appears contemporary.



Figure 50. 355 S. Willard Avenue.

**15. 345 S. Willard Avenue, 277-18-027**

Constructed pre-1915, this one-story Craftsman style single-family house is irregular in plan. Set back from the sidewalk, the wood-frame building has stucco cladding and a moderately pitched, asphalt shingle-clad gable and hipped roof with simple brackets and a wide eave overhang. The primary window type appears to be vinyl sliders with divided lites. The front gabled, partial width entry porch was enclosed in the past, and now features the front door flanked with windows. A concrete driveway is to the south.



Figure 51. 345 S. Willard Avenue.

**16. 309 S. Willard Avenue, 277-18-023**

Constructed pre-1915 and expanded over time, this one-story Craftsman style single-family house is irregular in plan. Set back from the sidewalk, the wood frame building has horizontal wood siding and a moderately pitched, asphalt shingle-clad gable and hipped roof with a wide eave overhang. A raised, partial width front porch with a front-gabled roof and square columns shelters double wood doors and a window. The primary window type appears to be vinyl sliders with divided lites. Notable features include decorative beams under gables, wide barge boards, brick chimneys, and decorative attic vents.



Figure 52. 309 S. Willard Avenue.

**17. 1500 W. San Carlos Street, 277-18-022**

Constructed ca. 1965, a used car dealership occupies this parcel. A one-story, commercial building at the southwest corner is rectangular in plan. The wood-frame building has stucco cladding and a shed roof with a wide eave overhang at the front. Windows are vinyl-sash sliders. A single door with a metal security gate provides access to the structure. Another shed-like utilitarian structure is to the west.



Figure 53. 1500 W. San Carlos Street.

**18. 368 S. Buena Vista Avenue, 277-18-012**

Constructed ca. 1965, two one-story multi-family residential buildings around a central driveway are on this parcel. Rectangular in plan, the wood frame buildings have board and batten cladding on the front facades with brick veneer rising to the windowsills. Side walls are stucco clad. Low-pitched, asphalt shingle-clad, gable roofs with wide eave overhangs cap the buildings. The entrances to the residential units face the driveway, sheltered below the overhang supported by wood posts. Windows appear to be vinyl sliders with wood trim. Notable features include exposed rafters and decorative badge boards.



Figure 54. 368 S. Buena Vista Avenue.

**19. 360 S. Buena Vista Avenue, 277-18-013**

Constructed ca. 1929, this one-story Craftsman style single-family house is irregular in plan with a projecting front porch at the southwest corner. Set back from the sidewalk, the wood-frame building has horizontal wood siding and a moderately pitched, asphalt shingle clad gable roof with a wide eave overhang. The primary window type appears to be wood-sash double-hung with wood trim. A front gabled, partial width entry porch has tapered square columns on low brick walls. It shelters the front door and a window. Another window is to the north. Notable features include brackets at gable ends, exposed rafter tails, wide barge boards, and a vent with wood lattice at the gable.



Figure 55. 360 S. Buena Vista Avenue.

**20. 324 S. Buena Vista Avenue, 277-18-014**

Developed during the first half of the 20<sup>th</sup> century, this parcel features nine one-story Craftsman bungalows arranged around a central driveway and a paved courtyard. The wood frame buildings have gable roofs. Two units, 324 and 342, at the west end of the parcel face S. Buena Vista Avenue. They both have horizontal wood cladding, partial width front porches with square columns, gable roofs with brackets, and windows with wide trims. The rear units are not visible from the sidewalk.



Figures 56 and 57. 324 and 342 S. Buena Vista Avenue.

**21. 320 S. Buena Vista Avenue, 277-18-015**

Constructed ca. 1929, this one-story Craftsman style single-family house is roughly rectangular in plan with a projecting front porch at the northwest corner. The wood frame building has stucco cladding and a moderately pitched, asphalt shingle clad gable roof. The primary window type appears to be vinyl sliders with wood trim. A front gabled, partial width entry porch with metal supports and railings shelters the wood panel front door and a window to the north. Notable features include exposed rafter tails, wide barge boards, a triangular vent, a wide eave overhang, and decorative beams under gables.



Figure 58. 320 S. Buena Vista Avenue.

**22. 316 S. Buena Vista Avenue, 277-18-016**

Constructed pre-1915, the one-story plus attic building is rectangular in plan. Possibly designed in the Neoclassical style, it was significantly altered over time. The wood frame structure has horizontal wood cladding and a hipped roof. A front facing gable with shingles is over the projecting bay window at the southwest corner. A gabled dormer with an arched opening faces street. A partial width front porch supported with square columns is to the north. The primary window type is wood-sash double-hung, sometimes in pairs, with wide wood trim.



Figure 59. 316 S. Buena Vista Avenue.

**23. 310 S. Buena Vista Avenue, 277-18-017**

This one-story wood-frame single-family Craftsman house was constructed ca. 1925. It has horizontal wood cladding and an asphalt shingle clad gable roof. A partial front porch with tapered square columns and a gable roof is centered on the front façade. The front door at the porch is behind a metal security gate. Windows appear to be vinyl sliders with wood trim. Notable features include a wide eave overhang and decorative beams under gables.



Figure 60. 310 S. Buena Vista Avenue.

#### 24. 1544 W. San Carlos Street, 277-18-018

The parcel is divided in two: 1544 W. San Carlos Street and 306 S. Buena Vista Avenue. A used car dealership at 1544 W. San Carlos Street occupies the northern portion of the site. Constructed ca. 1961, the one-story, commercial building at the southeast corner is rectangular in plan. It has no identifiable style but is residential and shed-like in nature. The wood-frame building has board and batten cladding, with horizontal wood siding at the gable ends and a moderately-pitched, asphalt shingle-clad, gable roof with a wide eave overhang. Windows around the structure vary, but all are vinyl-sash. Two sliding doors provide access to the structure and feature divided lites. A sign reading “Bay Area Car Sales” is mounted on a substantial post near the sidewalk on W. San Carlos Street. Constructed in 2018, two shed-like buildings are located along the southern side of the dealership—each with windows and doors featuring shed roofs. These structures are temporary in nature and are recent additions to the site.<sup>52</sup>

Developed in the 1930s and the 1950s, the one-story, Commercial Modern style building at 306 S. Buena Vista Avenue is irregular in plan and features subtle Mission Revival influences. The wood-frame structure has a mix of stucco cladding, vertical wood siding, MDF siding, and corrugated metal. A stucco-clad stepped parapet on the west façade hides the asphalt-clad gable roof. The street-facing façade features a three-part metal-sash storefront window, and a glazed door sheltered by a canvas awning. A shed roof addition, on the southern side of the structure, has walls clad in vertical wood siding and asphalt shingles on the roof.<sup>53</sup>



Figures 61 and 62. 1544 W. San Carlos Street and 306 S. Buena Vista Avenue.

<sup>52</sup> Google Maps Street View shows two small shed-like structures were added to the site in 2018. [www.google.com/maps](http://www.google.com/maps) (accessed July 10, 2019).

<sup>53</sup> Summarized from TreanorHL, *1544 West San Carlos Street & 306 South Buena Vista Avenue, San Jose, California, Historic Resource Assessment – DRAFT* (July 17, 2019).

**25. 1536 W. San Carlos Street, 277-18-020**

This one-story, Commercial Modern style building is rectangular in plan. The wood-frame structure has stucco cladding at the rear, while painted plywood and wood lattice clad portions of the other façades. A deep eave overhang extends the flat roof beyond the footprint of the building on all sides. At the flat roof, above the wide band of the projecting eave, plywood has been installed to make a faux mansard roof. The street-facing façade (north) is symmetrical and features large aluminum-sash windows separated by stucco panels with a large decorative circle detail at the top of each. At the corners the windows wrap around to the other façades and the slightly slanted profile of the windows is visible. Painted Roman bricks are located at the base of these large windows on three sides of the building. A large three-part neon sign is mounted to a rectangular post.<sup>54</sup>



Figure 63. 1536 W. San Carlos Street.

**26. 1530 W. San Carlos Street, 277-18-019<sup>55</sup>**

Eight buildings, seven of which are identical are located behind a fence at 1530 W. San Carlos Street. The identical bungalows are divided in two groups facing an interior drive – three sit east of the central drive while four sit to the west. At the northeast corner of this grouping of structures is a larger Craftsman style bungalow.

The one-story, residential small bungalows with Spanish Revival detailing are rectangular in plan. The wood-frame buildings have stucco cladding and a moderately-pitched, asphalt shingle-clad, hipped roofs. At the eaves, wood rafter tails are exposed. The primary window type is wood-sash, one-over-one, single-hung with an ogee detail. Entry porches feature full-height decorative arched openings.

The larger Craftsman bungalow house is irregular in plan. The one-story, wood-frame building has stucco cladding and an asphalt shingle-clad, hipped roof with deep eave overhangs. The primary window type is a mix of wood-sash, one-over-one, double-hung with ogee detailing and wood-sash casement. Several large wood-sash fixed windows are present around the building. A partial-width entry porch with massive stucco-clad decorative columns shelters the main entrance, which consists of a wood door with a multi-lite glazed panel. Notable features include the enclosed wide eave overhangs, a horizontal stucco-clad band just below the eave line that encircles the building and two chimneys. The chimneys feature simple geometric details near the top.

<sup>54</sup> Summarized from TreanorHL, *1530-1536 West San Carlos Street San Jose, California, Historic Resources Evaluation – DRAFT* (April 19, 2019, updated July 29, 2019).

<sup>55</sup> Summarized from TreanorHL, *1530-1536 West San Carlos Street San Jose, California, Historic Resources Evaluation – DRAFT* (April 19, 2019, updated July 29, 2019).



Figures 64 and 65. 1530 W. San Carlos Street, the identical bungalows to the left and the large Craftsman bungalow to the right (TreanorHL, 2019).

### Reconnaissance Survey Conclusion

# of Properties	Construction Date	Architectural Style of Buildings	Previously Identified on HRI	Significantly Altered	Notes
2 properties	1985 – 2015	Contemporary (1), Vernacular (1)	0	N/A	Not age-eligible
9 properties	1950 - 1968	Midcentury Modern (2), Commercial Modern (2), Vernacular (5)	0	0	
15 properties	1900 - 1932	Craftsman (12), Neoclassical (1), Spanish Revival (1), Vernacular (1)	0	3 (#2, #4, #22)	

Within 200 feet of the project site, no properties were previously identified on the San Jose HRI. The reconnaissance survey of the surrounding 26 properties identified two properties that are not age eligible for listing as a historic resource. The remaining 24 properties include nine properties constructed between 1950-1968 and 15 properties constructed between 1900-1932. Architectural styles identified include Craftsman, Spanish Revival, Neoclassical, Midcentury Modern, Commercial Modern, and vernacular, and contemporary.

The survey area was developed with residential buildings in the early 20<sup>th</sup> century, after the establishment of the San Jose & Los Gatos Interurban Railroad along W. San Carlos Street. This new rail connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. The former orchards were subdivided for residential use. After World War II, the houses along W. San Carlos Street were converted to commercial use or replaced with Midcentury modern commercial buildings, transforming the street to a booming commercial corridor. On the side streets, the existing residential lots were filled in with apartments or in-law units to accommodate the increasing population.

Of the 24 age-eligible properties within 200 feet, there are 21 buildings from the early- to mid-20<sup>th</sup> century that maintain recognizable architectural styles and do not appear to have had significant alterations. Based on visual assessment, none of these appear to have any individual historic architectural significance. They all appear quite modest in both size and character; no other single building stands out as a unique or exceptional example of a historic architectural style. From a review of the proposed project and the reconnaissance survey of the surrounding area, it does not appear that any previously identified historic resources in the surrounding area would be directly or indirectly impacted.

## 12. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of federal, state and local criteria used to assess historic significance.

### National Register of Historic Places Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be “associated with an important historic context.”<sup>56</sup> The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the NRHP Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.<sup>57</sup>

Second, for a property to qualify under the National Register’s Criteria for Evaluation, it must also retain “historic integrity of those features necessary to convey its significance.”<sup>58</sup> While a property’s significance relates to its role within a specific historic context, its integrity refers to “a property’s physical features and how they relate to its significance.”<sup>59</sup> To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred...

Design is the combination of elements that create the form, plan, space, structure, and style of a property...

Setting is the physical environment of a historic property...

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...

Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time...

Association is the direct link between an important historic event or person and a historic property.<sup>60</sup>

---

<sup>56</sup> National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.

<sup>57</sup> National Park Service, *How to Complete the National Register Registration Form, National Register Bulletin 16A* (Washington, DC: United States Department of the Interior, 1997), 75.

<sup>58</sup> National Park Service, *National Register Bulletin 15*, 3.

<sup>59</sup> Ibid., 44.

<sup>60</sup> Ibid., 44-45.

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.<sup>61</sup>

### California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the CRHR are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.<sup>62</sup>

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.<sup>63</sup>

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.<sup>64</sup>

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.<sup>65</sup>

### Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."<sup>66</sup> While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."<sup>67</sup> To determine if a property retains the physical characteristics corresponding to its historic context,

---

<sup>61</sup> Ibid., 45.

<sup>62</sup> California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

<sup>63</sup> *California Register and National Register: A Comparison*.

<sup>64</sup> Ibid., 2.

<sup>65</sup> All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

<sup>66</sup> United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

<sup>67</sup> *How to Apply the National Register Criteria for Evaluation*, 44.

the NRHP has identified seven aspects of integrity, which the CRHR closely follows the seven aspects of integrity identified above under the NRHP Criteria.<sup>68</sup>

### City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
  - a. Of an architectural style, design or method of construction;
  - b. Of a master architect, builder, artist or craftsman;
  - c. Of high artistic merit;
  - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
  - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
  - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The Historic Landmarks Commission reviews landmark designations and "shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;

---

<sup>68</sup> Ibid., 1.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." (Sec. 13.48.110.H)

### **California Environmental Quality Act**

For the purposes of the California Environmental Quality Act (CEQA)CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - B. Is associated with the lives of persons important in our past;
  - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

## 13. SIGNIFICANCE EVALUATION

### Current Historic Status

The subject parcels have not previously been identified on any local, state, or national historic resources inventory.

### 1520 W. San Carlos Street (APN 277-18-021)

#### NRHP/CRHR Evaluation

##### *Criterion A/1 – Association with significant events*

The parcel at 1520 W. San Carlos Street was initially developed in the first decades of the 20<sup>th</sup> century as part of the Maypark Half Acres subdivision, when the blocks surrounding downtown San Jose, especially along W. San Carlos Street, were being developed as residential suburban neighborhoods after the introduction of the Interurban Line in 1903-1904. A single-family house and a garage occupied the parcel during the first decades of the 20<sup>th</sup> century. After World War II, a regional population explosion and a new trend toward suburban retail development shifted W. San Carlos Street from a predominantly residential district to a thriving commercial corridor. Many houses were converted to commercial use or replaced by new commercial buildings. Constructed in 1948, the commercial building at 1520 W. San Carlos Street followed this trend by replacing the single-family house on the parcel with a commercial building; providing five storefronts on the busy street. However, the property is not individually associated with this second wave of development on W. San Carlos Street; the property followed an established trend and does not stand out among many that were built during this period of development. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

##### *Criterion B/2 – Persons*

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

##### *Criterion C/3 – Architecture and Construction*

Constructed in 1948, the one-story building exhibits some characteristics of the Commercial Modern architectural style. While its simple horizontal massing, flat roof, extensive use of glass within metal frames, and lack of ornamentation is reminiscent of the architectural style, it is not an exemplary representation of the Commercial Modern architecture. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified.

The accessory structure on the parcel is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. Converted from a mid-20<sup>th</sup> century garage, the building does not represent a definable architectural style. No architect, designer or builder has been identified.

Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

##### *Criterion D/4 – Information Potential*

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

## Integrity

The property at 1520 W. San Carlos Street retains integrity of location since it has not been moved. The property retains its integrity of association and feeling since it has been used for commercial purposes since its construction. Even though the building retains its scale, the integrity of design, materials, and workmanship has diminished as a result of exterior alterations over time. Integrity of setting has been compromised by neighboring developments, especially with the addition of multi-unit residential complexes on W. San Carlos Street.

## San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Although the property is associated with the mid-20<sup>th</sup> century commercial development of W. San Carlos Street and the Burbank neighborhood; it does not appear to be an important part of San Jose's or region's history. It is merely one of many properties that illustrates development trends of San Jose and has not been associated with the commercial development of W. San Carlos Street in an individually significant way. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San José.*

While the property is associated with W. San Carlos Street's post-World War II commercial development, it is not important on a cultural, economic, or social level within the City of San Jose. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its Commercial Modern architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The one-story building fails to be a distinctive example of an architectural type or specimen in San Jose. Constructed in 1948 as a commercial building, it is a modest building typical of its type and period in architecture as it is of common construction and materials with no notable or special attributes. The accessory structure is also a modest structure typical of its type. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

No architect, designer or builder has been identified for 1520 W. San Carlos Street. The building does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The subject property did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, 1520 W. San Carlos Street cannot be considered a historic resource since the property does not appear individually eligible for listing on the National Register and California Register or as a City of San Jose Landmark as it does not have significance under any criteria.

### **315 S. Willard Avenue (APN 277-18-024)**

#### **NRHP/CRHR Evaluation**

##### *Criterion A/1 – Association with significant events*

The 315 S. Willard Avenue property was constructed in 1920 as part of the Maypark Half Acres subdivision, when the blocks surrounding downtown San Jose, especially along W. San Carlos Street, were being developed as residential suburban neighborhoods after the introduction of the Interurban Line in 1903-1904. However, the property is not individually associated with the initial development of the Burbank neighborhood or the Maypark subdivision; it followed an already established trend. According to Sanborn maps, most of the parcels at the northern part of S. Willard Avenue had single-family houses built by 1915. Within the broader context of early 20<sup>th</sup> residential development of the neighborhood and San Jose, the building does not stand out among many that were built during this period of residential expansion out from the city center. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

##### *Criterion B/2 – Persons*

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

##### *Criterion C/3 – Architecture and Construction*

Constructed ca. 1920, the single-family house at 315 S. Willard Avenue is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. It exhibits some characteristics of the Craftsman architectural style as evidenced by its overall massing, gable roof, wide eave overhang and brackets; however, it was extensively remodeled ca. 2012-2014 and does not feature details that make the structure stand out as a good illustration of the style. The accessory structure on the parcel is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

##### *Criterion D/4 – Information Potential*

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the on the NRHP or CRHR under Criterion D/4.

## Integrity

The building at 315 S. Willard Avenue retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been used for residential purposes since it was built. The integrity of design, materials, and workmanship is significantly diminished due to the recent remodel. Integrity of setting has been compromised by nearby development, especially with the addition of apartment buildings on S. Willard Avenue and multi-unit residential complexes on W. San Carlos Street.

## San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Constructed ca. 1920, the subject property is associated with the early 20<sup>th</sup> century residential development of the Maypark Half Acres subdivision and the Burbank neighborhood. However, it is not individually associated with the initial development of the area in an individually significant way. The neighborhood was mostly established by 1915, and the 315 S. Willard Avenue property followed an already established trend. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

The subject building does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the building is one of several early 20<sup>th</sup> century structures in the neighborhood. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its architectural style. Originally designed in the Craftsman architectural style, the building was extensively remodeled in 2012-2014. Even though it still illustrates some features of the Craftsman architecture, the subject building does not stand out as an exemplary extant illustration of this architectural style in the neighborhood. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The single-family house and the accessory structure on the parcel fail to be distinctive examples of an architectural type or specimen in San Jose. They are modest buildings typical of their type and period in architecture as they are of common construction and materials with no notable or special attributes. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

No architect, designer or builder has been identified for 315 S. Willard Avenue. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The buildings did not make use of architectural innovations and used typical building materials and details of the time. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, 315 S. Willard Avenue cannot be considered a historic resource since the property does not appear individually eligible for listing on the National Register and California Register or as a City of San Jose Landmark as it does not have significance under any criteria.

### **325 S. Willard Avenue (APN 277-18-025)**

#### **NRHP/CRHR Evaluation**

##### *Criterion A/1 – Association with significant events*

The single-family house at 325 S. Willard Avenue was constructed ca. 1915 as part of the Maypark Half Acres subdivision, when the blocks surrounding downtown San Jose, especially along W. San Carlos Street, were being developed as residential suburban neighborhoods after the introduction of the Interurban Line in 1903-1904. However, the property is not individually associated with the initial development of the Burbank neighborhood or the Maypark subdivision; it followed an already established trend. According to Sanborn maps, most of the parcels at the northern part of S. Willard Street had single-family houses built by 1915. The population explosion after World War II resulted in construction of bungalows, in-law units, or low-rise multi-unit residential buildings on the existing lots in the neighborhood. The subject property followed this pattern with addition of two more structures to the west of the main house: the one-story vernacular bungalow at 325 ½ Willard was constructed in 1948, and the two-story multi-unit residential building to the west was built in 1956. Within the broader context of early to mid- 20<sup>th</sup> residential development of the Maypark Half Acres subdivision, the Burbank neighborhood and San Jose, the property does not stand out among many that were developed here. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

##### *Criterion B/2 – Persons*

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

##### *Criterion C/3 – Architecture and Construction*

Constructed ca. 1915, the single-family house at 325 S. Willard Avenue exhibits characteristics of the Craftsman architectural style as evidenced by its gable roof with brackets and exposed rafter tails, recessed porch, wood sash window. However, it is not an exemplary representation of the style. The building is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified for 325 S. Willard Avenue. The subject building is merely one of many that was built in the Craftsman style during this period and does not feature details that make the structure stand out as an exemplary extant illustration of the style.

The vernacular bungalow at 325 ½ S. Willard Avenue fails to be a distinctive example of an architectural style, the work of a master, or architecturally significant in any other respect. It is a simple structure with a nondescriptive architectural style and is of common construction and materials.

The multi-family residential building at the west end of the parcel is a Midcentury Modern building; however, it is only a modest representative of the style. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. The building was built by contractor Chares De Welt. Based in San Jose, he was listed as a carpenter and contractor in the 1940s and 1950s city directories and is not considered a master.

Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

#### *Criterion D/4 – Information Potential*

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the on the NRHP or CRHR under Criterion D/4.

#### **Integrity**

The property at 325 S. Willard Avenue retains integrity of location since it has not been moved. Even though the property has been residential since the early 20<sup>th</sup> century, its integrity of association and feeling has been diminished since the parcel was developed to include more residential units and is no longer used by a single family. The site plan has changed with the addition of two buildings but the integrity of design, materials, and workmanship for individual buildings is mostly intact since the alterations are minor. Integrity of setting has been compromised by nearby development, especially with the addition of apartment buildings on S. Willard Avenue and multi-unit residential complexes on W. San Carlos Street.

#### **San Jose City Landmark Evaluation**

*1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Initially constructed ca. 1915 and expanded with the addition of two more residential buildings in 1948 and 1956, the subject property is linked with the early to mid-20<sup>th</sup> century residential development of the Maypark Half Acres subdivision and the Burbank neighborhood. However, it is not individually associated with the development of the area in an individually significant way. The Burbank neighborhood has other subdivisions to the east (such as Orchard Park or Roselawn) which are more intact and better represent the early 20<sup>th</sup> century suburban residential neighborhoods. The Maypark Half Acres subdivision was mostly established by 1915, and the 325 S. Willard Avenue property followed an already established trend. On the west side of the street where the lots are slightly smaller and have narrower frontages but greater depths than the half acre lots, out of 19 lots, nine were developed by 1915. Five of these properties are still standing at 309, 325, 329, 345, and 355 S. Willard Street and represent the early development of the subdivision (additional units on the parcels were constructed over time). The 325 S. Willard Avenue property does not stand out individually as a representative part of the local history or heritage. The addition of rear units was due to the population boom after World War II—bungalows and/or multi-family residential buildings which either replaced the existing dwellings or were built on the same lots. While 325 S. Willard Avenue is associated with the early 20<sup>th</sup> century residential development in San Jose, it does not individually represent significant local, regional, state or national history, heritage or culture. The property does not appear to be eligible as a City Landmark under Criterion 1.

*2. Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

The subject property does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, it is one of several properties that were developed in the neighborhood during the early to mid-20<sup>th</sup> century. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its architectural style. The house at 325 S. Willard Avenue exhibits features of the Craftsman architectural style and the multi-family residential building on the parcel is a modest Midcentury Modern building; they do not stand out as exemplary extant illustrations of these architectural styles. The bungalow at 325 ½ S. Willard is a vernacular structure without a definite style. The subject property is among many Craftsman style houses constructed in the Maypark Half Acres subdivision and the Burbank neighborhood. Within the Maypark Half Acres subdivision, 410 S. Willard (Craftsman), 1425 Douglas (Spanish Eclectic), and 319 Page (Victorian, Folk) were previously found architecturally significant as part of the Burbank Historical Home Survey and listed on the San Jose HRI as *Identified Structures*.<sup>69</sup> 325 S. Willard is merely one of many that was built in the Craftsman style during this period in the area and does not feature details that make the structure stand out as an exemplary extant illustration of the style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The buildings on site, a single-family house, a bungalow, and a multi-family residential building, fail to be distinctive examples of an architectural type or specimen in San Jose. They are modest buildings typical of their type and period in architecture. They are of common construction and materials with no notable or special attributes. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

No architect, designer or builder has been identified for the Craftsman style house and the bungalow. The multi-family residential building was built by the local contractor Chares De Welt who is not considered a master. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The buildings on the parcel did not make use of architectural innovations and used typical building materials and details of the time. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, 325 S. Willard Avenue cannot be considered a historic resource since the property does not appear individually eligible for listing on the National Register and California Register or as a City of San Jose Landmark as it does not have significance under any criteria.

---

<sup>69</sup> Marben Associates, *Burbank Historic Home Survey* (February 28, 1993).

### 329 S. Willard Avenue (APN 277-18-026)

#### NRHP/CRHR Evaluation

##### *Criterion A/1 – Association with significant events*

The group of bungalows at 329 S. Willard Avenue were developed within the span of a few decades, starting pre-1915 to until the 1950s. The parcel was originally part of the Maypark Half Acres subdivision; however, its development did not follow the typical pattern featuring a single-family house with accessory structures. The first dwelling was constructed before 1915, and the others were either constructed or moved to here from 1929 to the 1950s. Even though the timeline is not certain, addition of multiple bungalows to the site loosely follows the mid-20<sup>th</sup> century development pattern associated with the postwar population boom. Multiple residential units, including bungalows, in-law units, or low-rise multi-unit residential buildings, were added to the existing lots in the neighborhood. However, the subject property at 329 S. Willard Avenue was not found to have been associated with the residential development of the Maypark Half Acres subdivision, the Burbank neighborhood and San Jose in an individually significant way within the broader context of early to mid- 20<sup>th</sup> residential development. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

##### *Criterion B/2 – Persons*

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

##### *Criterion C/3 – Architecture and Construction*

Developed in the early to mid-20<sup>th</sup> century, the bungalows at 329 S. Willard Avenue are vernacular structures. Even though some features of the buildings, especially the main house, are reminiscent of the Craftsman architectural style, none can be considered exemplary representatives of the style. The buildings are of common construction and materials with no notable or special attributes, and they do not possess high artistic value. No architect, designer or builder has been identified for the property.

The grouping of multiple bungalows on this property is reminiscent of the bungalow courts which were popular in the Burbank area in the 1920s and 1930s. However, the bungalow courts usually featured thoughtfully designed individual or attached dwelling units around a courtyard or a driveway. The units at the subject property were constructed over time or moved from other locations, so, it does not give the impression of a planned development. Compared with other bungalow courts in the neighborhood and San Jose this property has less architectural identity and appears more of a mismatched collection of buildings.<sup>70</sup> Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

##### *Criterion D/4 – Information Potential*

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the on the NRHP or CRHR under Criterion D/4.

#### **Integrity**

The property at 329 S. Willard Avenue features multiple bungalows that were moved from other locations, therefore, the integrity of location is diminished. The property retains its integrity of association and feeling since it has been used for residential purposes. The integrity of design, materials, and workmanship of each unit is

---

<sup>70</sup> Marben Associates, *Burbank Historic Home Survey* (February 28, 1993).

diminished due to alterations over time. Integrity of setting has been compromised by nearby development, especially with the addition of apartment buildings on S. Willard Avenue and multi-unit residential complexes on W. San Carlos Street.

### San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Developed during the first half of the 20<sup>th</sup> century, the property at 329 S. Willard Avenue is loosely associated with the residential development of the Maypark Half Acres subdivision and the Burbank neighborhood. However, it is not associated with within the broader context of early to mid- 20<sup>th</sup> residential development since it followed an already established trends. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

The subject property does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, it is one of several properties that reflect the early to mid-20<sup>th</sup> century development in the neighborhood. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its architectural style. The bungalows are mostly vernacular with some Craftsman features; they do not stand out as exemplary extant illustrations of the architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The subject property is reminiscent of a bungalow court due to its arrangement of multiple residential structures around a central courtyard/driveway. The bungalow courts were popular in the Burbank area in the 1920s and 1930s; however, they usually featured a group of thoughtfully designed individual or attached dwelling units. The units at the subject property were constructed over time or moved from other locations, so, it does not give the impression of a planned development. Compared with other bungalow courts in the neighborhood and San Jose this property has less architectural identity and appears more of a mismatched collection of buildings. It does not embody distinguished characteristics of a bungalow court. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

No architect, designer or builder has been identified for the property. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The buildings on the parcel did not make use of architectural innovations and used typical building materials and details of the time. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, 329 S. Willard Avenue cannot be considered a historic resource since the property does not appear individually eligible for listing on the National Register and California Register or as a City of San Jose Landmark as it does not have significance under any criteria.

#### Summary Significance Evaluation

In conclusion, an evaluation of the properties at 1520 W. San Carlos Street, 315 S. Willard Avenue, 325 S. Willard Avenue, and 329 S. Willard Avenue in reference to the NRHP and CRHR criteria, it does not appear that the subject properties possess sufficient historical significance for listing. The subject properties also do not appear to be eligible individually as City of San Jose Landmarks as they do not have significance under local criteria.

## 14. PROJECT ASSESSMENT & IMPACTS ANALYSIS

### CEQA

When a proposed project may adversely affect a historic resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

The project site does not include any historic resources. The subject properties at 1520 W. San Carlos Street, 315 S. Willard Avenue, 325 S. Willard Avenue, and 329 S. Willard Avenue do not appear individually eligible for listing on the NRHP, CRHR, or as local landmarks (see the Significance Evaluation section above). As such the proposed project would not cause direct impacts to any historic resources and will not have an effect on the project site.

Additionally, no existing or potential historic resources were identified within 200 feet of the project site; therefore, no potential significant adverse impacts to adjacent historic resources were identified.

### Local Planning Regulations

The project proposes demolishing the existing buildings within the project site none of which appear individually eligible for listing on the federal, state, or local inventories. No existing or potential historic resources were identified within 200 feet of the project site. Therefore, no impacts have been identified or recommendations made for the existing or adjacent buildings per local standards and guidelines.

## 15. CONCLUSION

An evaluation of the buildings at 1520 W. San Carlos Street, 315 S. Willard Avenue, 325 S. Willard Avenue, and 329 S. Willard Avenue in reference to the NRHP and CRHR criteria indicates that the subject properties do not appear to possess sufficient historical significance for listing. The subject properties also do not appear to be eligible individually as City of San Jose Landmarks as they do not have significance under local criteria. Therefore, the subject properties do not appear to be historic resources as defined by CEQA.

The subject parcels do not include any previously designated or potential historic resources. As such the proposed project would not cause direct impacts to any historic resources and will not have an effect on the project site. Further, no historic resources would be indirectly affected by the project.

## BIBLIOGRAPHY

- Archives & Architecture. *315 S. Willard Avenue DPR Form*. October 24, 2005.
- . *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012).
- . *Page Street Housing Project, Historic Resources Survey Report*. 12.11.2018, rev. 01.04.2019.
- Brown, Mary. *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement*. September 30, 2010.
- California Digital Newspaper Collection, <https://cdnc.ucr.edu/cgi-bin/cdnc>.
- California Office of Historic Preservation. *California Register and National Register: A Comparison, Technical Assistance Series 6*. Sacramento, CA: California Department of Parks and Recreation, 2001.
- . *California Register of Historical Resources: The Listing Process*. Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.
- City of San Jose. *City of San Jose Historic Resources Inventory*. February 8, 2016.  
<http://www.sanjoseca.gov/DocumentCenter/View/35475>.
- . *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*,  
<https://sanjoseca.gov/DocumentCenter/View/2750>. Accessed April 11, 2019.
- . Public Information Search.
- Dill Design Group. *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*. July 21, 2003.
- Dobkins, Marjorie, Ph.D. and Basin Research Associates. *West San Carlos Historic Context City of San Jose, Santa Clara County*. April 2011
- Google Earth.
- Google Maps.
- Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York: W. W. Norton & Co., 1998.
- Historical Aerials by NETR Online, <https://www.historicaerials.com/viewer>.
- History San Jose.
- Laffey, Glory Anne (Archives & Architecture). *Historical Overview and Context for the City of San Jose*. March 30, 1992.
- Library of Congress.
- Marben Associates. *Burbank Historic Home Survey*. February 28, 1993.
- McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Knopf, 2013.
- National Park Service. *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15*. Washington, DC: United States Department of the Interior, 1997.

----. *How to Complete the National Register Registration Form, National Register Bulletin 16A*. Washington, DC: United States Department of the Interior, 1997.

Newspapers.com.

PAST Consultants. *San Jose Modernism, Historic Context Statement*. June 2009.

San Jose City Directories.

San Jose Public Library California Room.

Sanborn Fire Insurance Maps.

Santa Clara County Assessor's Office.

Santa Clara County Building Inspection Department

TreanorHL. *1530-1536 West San Carlos Street San Jose, California, Historic Resources Evaluation – DRAFT*. April 19, 2019, updated July 29, 2019.

----. *1544 West San Carlos Street & 306 South Buena Vista Avenue, San Jose, California, Historic Resource Assessment – DRAFT*. July 17, 2019.

University of California Santa Barbara Library Geospatial Collection.

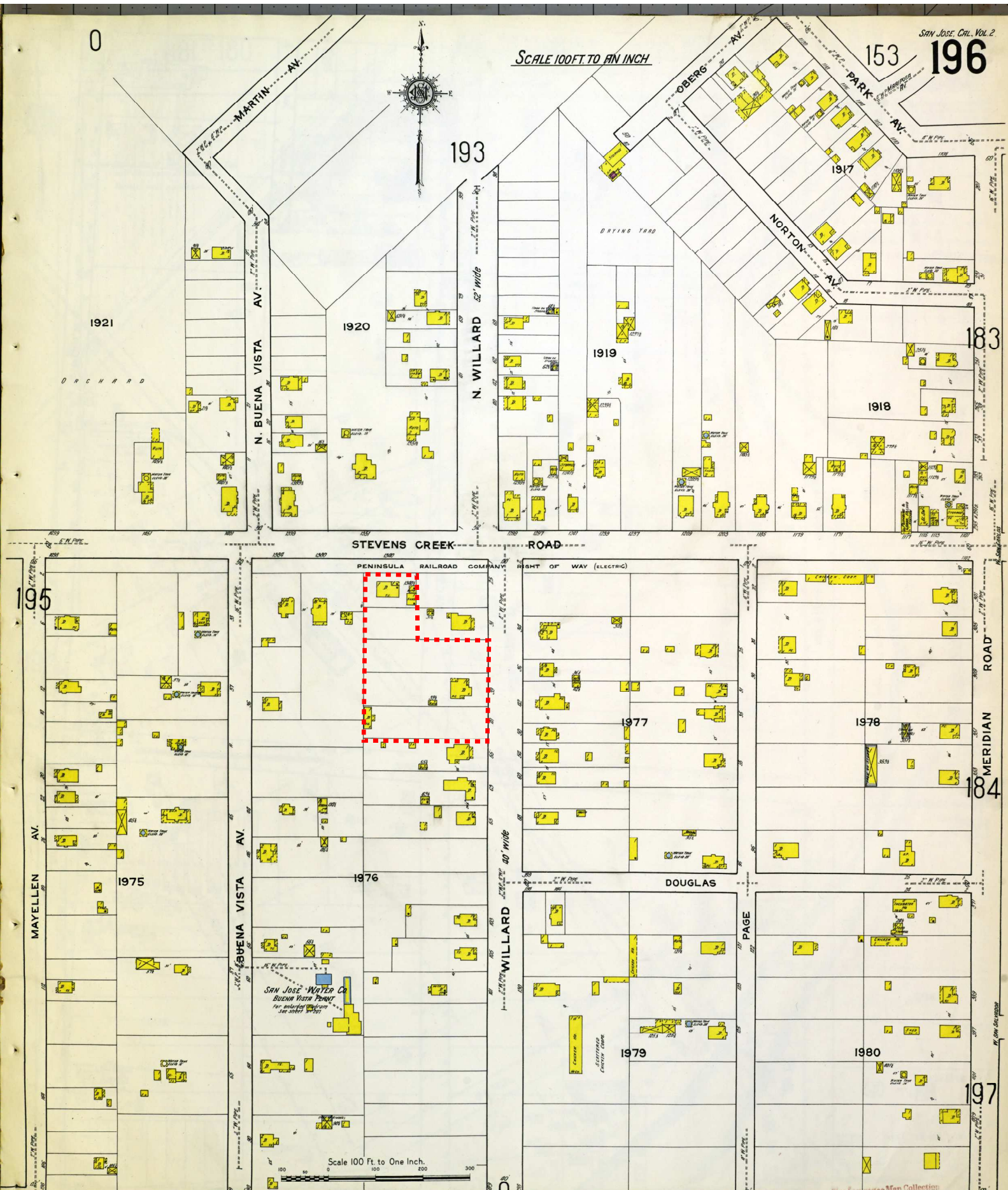
Winter & Company. *Your Old House: Guide for Preserving San Jose Homes*. August 2003.

## APPENDIX

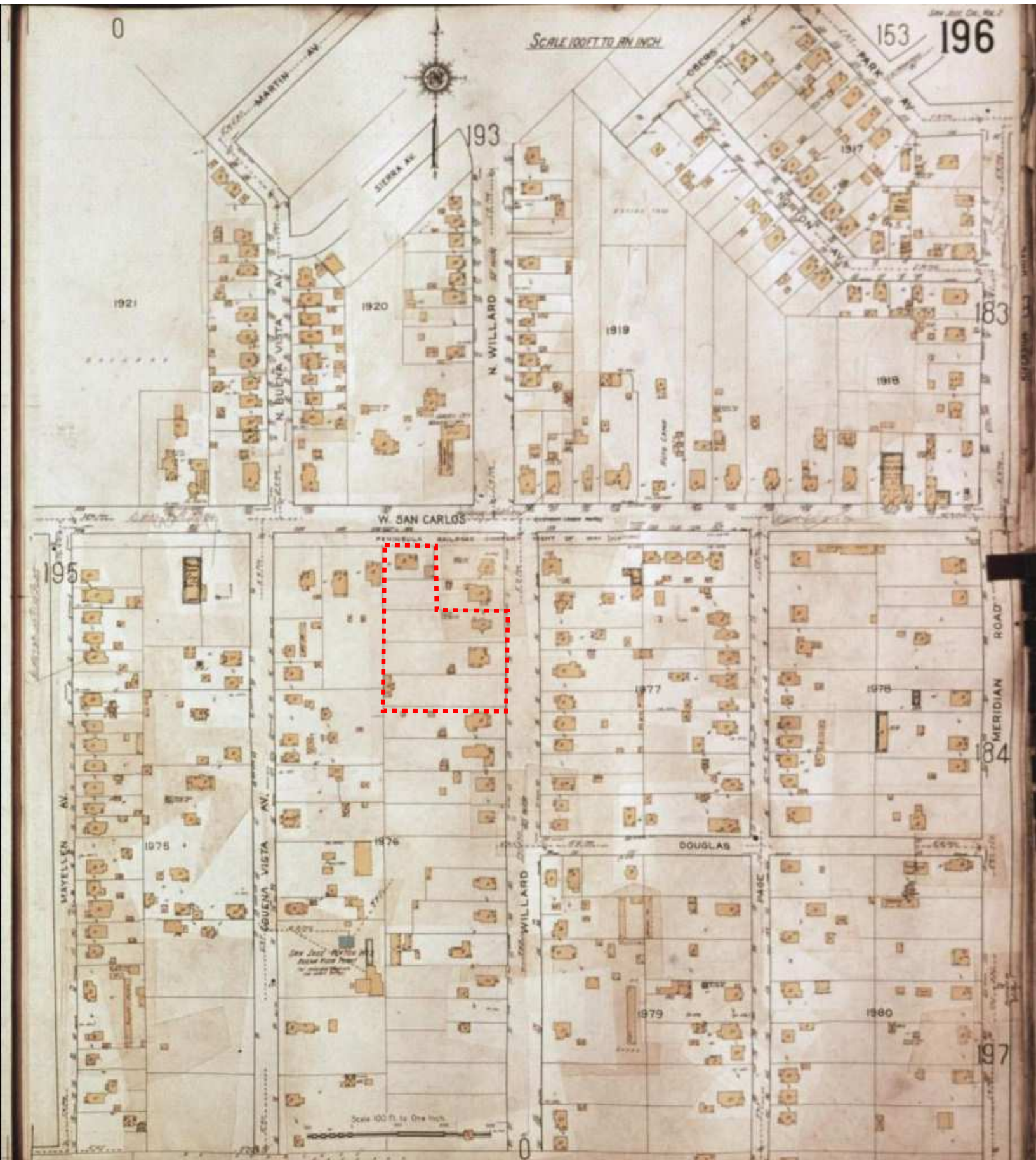
SANBORN FIRE INSURANCE MAPS

DPR 523 FORMS

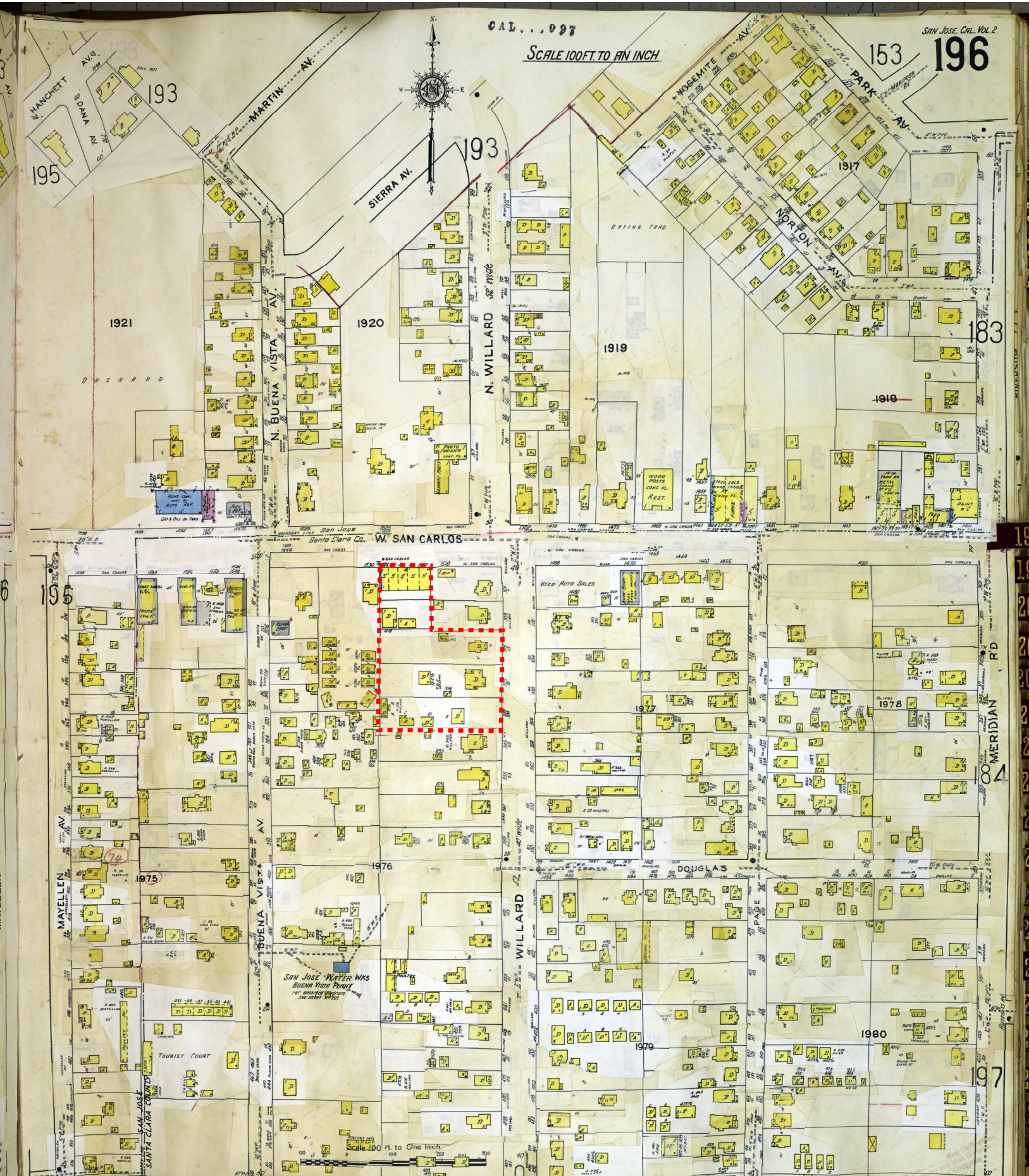
SANBORN MAPS

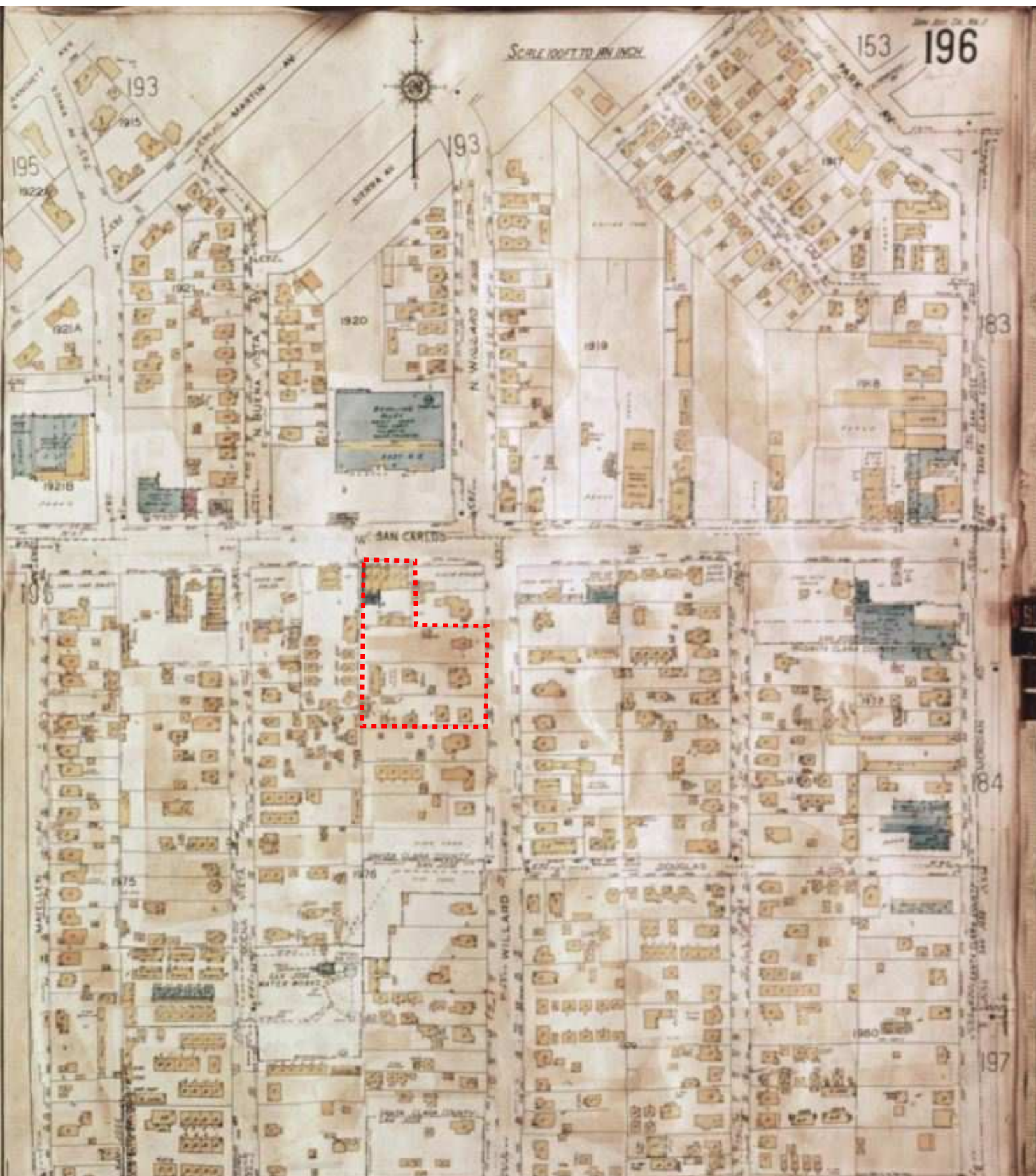


1915 Sanborn Map, vol. 2 sheet 196



1929 Sanborn Map, vol. 2 sheet 196





1966 Sanborn Map, vol. 2 sheet 196

DPR 523 FORMS

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

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

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 14 \*Resource Name or #: (Assigned by recorder) 1520 W. San Carlos Street

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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1520 W. San Carlos Street City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 277-18-021

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

The subject property is in the Burbank neighborhood of San Jose, at the north end of the block bounded by W. San Carlos Street to the north, S. Willard Avenue to the east, Scott Street to the south, and Buena Vista Avenue to the west. The site currently features a one- story commercial building and a one-story accessory structure. The surrounding area consists of a mix of commercial and multi-family residential buildings along W. San Carlos Avenue and a mix of single- and multi-family residential buildings on the cross streets.

Constructed in 1948 with a rear addition in 1965, the one-story Commercial Modern style building at 1520-1528 W. San Carlos Street is L-shaped in plan with a flat roof. The front section of the building is wood frame and clad in stucco. A standing seam metal parapet, Mansard-shaped, is along the W. San Carlos Street facing front façade. The rear addition, the short arm of the L, is concrete masonry unit (CMU) construction. A driveway to the east provides access to the rear parking lot and the shed. (See Continuation Sheet.)

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



\*P3b. **Resource Attributes:** (List attributes and codes)

\*P4. **Resources Present:** ☒ Building  
Structure Object Site District  
Element of District Other  
(Isolates, etc.)

P5b. **Description of Photo:** (view, date, accession #)

The north façade, TreanorHL, August 2021.

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

1948, County of Santa Clara

\*P7. **Owner and Address:**

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

TreanorHL  
460 Bush Street San Francisco, CA

\*P9. **Date Recorded:** Oct 29, 2021

\*P10. **Survey Type:** (Describe)

Intensive survey

\*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.") TreanorHL, 1520 W. San Carlos Street San Jose, CA, Historic Resources Assessment & Design Guidelines and Standards Compliance Review – Draft, October 29, 2021

\*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) 1520 W. San Carlos Street \*NRHP Status Code \_\_\_\_\_  
Page 2 of 14

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 1520 W. San Carlos Street  
B3. Original Use: Commercial B4. Present Use: Commercial  
\*B5. Architectural Style: Commercial Modern  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed in 1948. (See Continuation Sheet.)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_  
\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance: \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

## *The Early American Period (1846 – 1869)<sup>1</sup>*

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.<sup>2</sup>

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
See Continuation Sheets.

B13. Remarks:

\*B14. Evaluator: TreanorHL  
\*Date of Evaluation: October 29, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 3 of 14

### \*P3a. Description, Continued:

The W. San Carlos Street-facing north façade features five storefronts. Each unit has a central glazed door with a transom, flanked by fixed windows. The doors at each end, at 1520 and 1528, also have sidelites. All openings on this façade are aluminum sash. Only decorative feature is a row of blue square tiles inserted below the windows.

The east and west facades are blind. The stucco-clad rear façade facing the parking lot is punctuated with four steel-sash, multi-lite rectangular windows: three of them are 12-lite while the westernmost one is a smaller six-lite window. Three solid doors are behind metal security gates. The rear addition at the southwest corner has an aluminum-sash slider facing east. Two plywood sheds with corrugated metal roofs and simple wood doors are attached to the south wall, providing access to the building. Flanking the western shed are aluminum sliders behind security bars.

A one-story utilitarian accessory structure, used as a store in the 1950s and 1960s, is at the south property line. Rectangular in plan, the wood frame structure with a shed roof has a CMU wall at the west end. The north wall is clad in horizontal wood siding while the east wall has vertical siding. A single door and a large sliding door are roughly at the center of the north façade. Four windows punctuate this wall, all behind plywood or metal screens. Simple wood trim surrounds the openings.



The accessory structure.

### \*B6. Construction History, Continued:

The subject block and its immediate surroundings developed in the early 20<sup>th</sup> century as a residential neighborhood. The area was originally part of the grazing lands of Mission Santa Clara and later part of the Rancho de los Coches. The western portion of the rancho was purchased by Alpha Child May around 1887; the May family subdivided the land, which featured prune orchards, to create Maypark Half Acres in 1908.<sup>3</sup> A few years earlier in 1903-1904, the San Jose-Los Gatos Railway Interurban Line was constructed. The line, which ran from downtown San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos, provided easy access to downtown San Jose and opened the area to rapid residential development.<sup>4</sup>

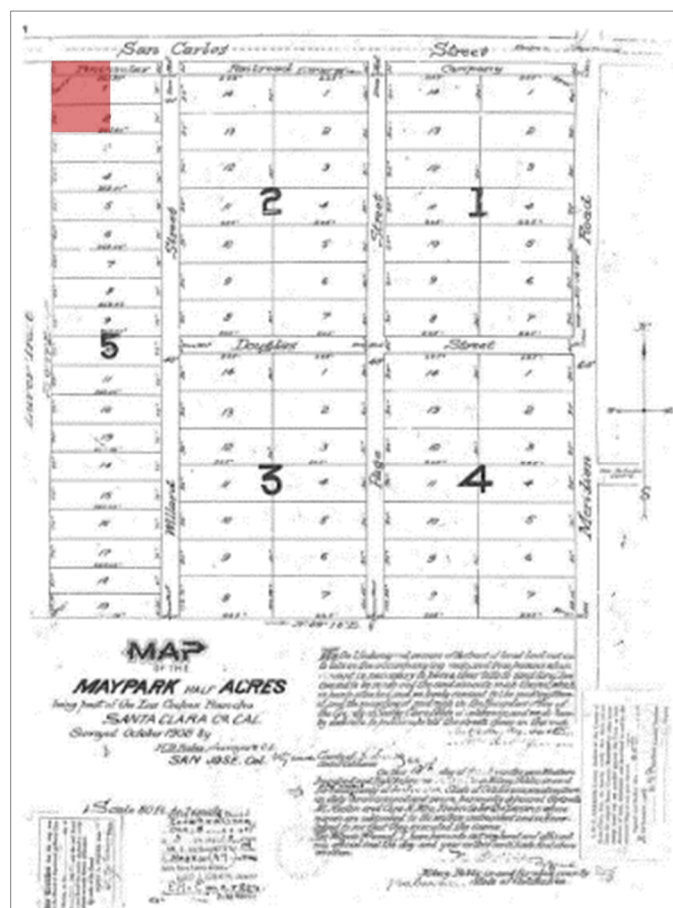
The real-estate firm of Crowe & Wilson began selling lots in [Maypark] Half Acres early in November 1908 (San Jose Daily Mercury, 11/9/1908). The lots were up to 90 feet wide and 225 feet

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street  
Page 4 of 14

deep, making each about half an acre in size, at least twice the size of lots in neighboring Burbank subdivisions. [Maypark] was promoted as an exclusive subdivision, closer in character to nearby Hanchett Park than to the Rose Lawn or Interurban Park subdivisions to the west. The prune trees were left in place, and it was the intention that homeowners would use their larger lots to grow fruit for their own use, plant vegetable gardens, and keep chickens.<sup>5</sup>

Maypark Half Acres consisted of five blocks with a total of 75 mostly half acres lots in unincorporated Santa Clara County. The lots on the west side of S. Willard Street, including the subject properties, are slightly smaller and have narrower frontages but greater depths than the half acre lots.<sup>6</sup>



The subject property on W. San Carlos Street is shown in red (Archives & Architecture, *Page Street Housing Project*, 2019).

By the mid-20<sup>th</sup> century, a regional population explosion and the suburban retail development along W. San Carlos Street changed the neighborhood from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with additional bungalows or low-rise apartments to accommodate the increasing population. Along W. San Carlos Street, many houses were converted to commercial use or replaced by new commercial buildings by the 1950s and 1960s.<sup>7</sup> The half-acre lots of Maypark had begun to serve as sites for large grouping of worker housing with four to

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 5 of 14

eight bungalows appearing on many sites in the neighborhood.<sup>8</sup> Following the transformation of the retail corridor, the commercial building at 1520 W. San Carlos Street was constructed in 1948, replacing a single-family house on site. Even though more apartment complexes were developed in the neighborhood in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, the property has not changed significantly since the mid-1960s. The area was annexed to the City of San Jose in 2008.<sup>9</sup>

### Construction Chronology

According to the County Santa Clara records, the one-story commercial building at 1520 W. San Carlos Street was completed in 1948. The address first appears in the 1949 San Jose city directory. The one-story wood frame building houses five adjoining stores—1520 through 1528 W. San Carlos. On the southern half of the parcel, a one-story wood frame dwelling (1518 W. San Carlos) and a garage were also constructed in the 1940s. The dwelling was demolished by 1966 and the garage was converted to a store (1520A W. San Carlos).<sup>10</sup> According to the Sanborn maps, the commercial building at 1520-1528 W. San Carlos Street received an addition, one-story concrete block structure, ca. 1965. Below is the construction chronology of exterior work with a list of building permits on file and a summary of what the permit work entailed.<sup>11</sup>

1947	Permit application to erect a one-story store. Santa Clara County Building Inspection Department, Permit No. 6468. The building was completed in 1948.
1964	Permit application to erect a sign for M&W Bowling Supply. Santa Clara County Building Inspection Department, Permit No. 1432.
1998	Permit application to add new awning and new exterior doors. Santa Clara County Building Inspection Department, Permit No. 83813.
2004 – 2005	Demolish additions and the rear garage building; the original 42' by 16' structure to remain. Santa Clara County Building Inspection Department, Permit No. 30637.

### **\*B10. Significance, Continued:**

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

### *Horticultural era (1870 – 1918)<sup>12</sup>*

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. The canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 6 of 14

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.<sup>13</sup>

### *Inter-War Period (1918 – 1945)*

After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.<sup>14</sup> During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.<sup>15</sup>

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.<sup>16</sup>

### *Industrialization and Urbanization (1945 – 1991)*

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.<sup>17</sup>

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.<sup>18</sup> The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.<sup>19</sup> While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 7 of 14

good record of the first century of American development patterns within the greater downtown area.<sup>20</sup>

### Burbank Neighborhood & Maypark Half Acres Subdivision

In the early 19<sup>th</sup> century, the subject property was originally part of lands belonging to the Mission Santa Clara. By 1844, after the secularization of the Mission in the previous decade, the Rancho de los Coches was established on approximately 2,219 acres. The portion of the former Rancho de los Coches that the project site occupies was surrounded by large parcels of agricultural land for many decades. The agricultural land had a diverse use from raising stock to growing fruits, vegetables, and grains. In 1903 access to surrounding communities was provided by the establishment of the San Jose & Los Gatos Interurban Railroad. This new rail line ran along Stevens Creek Boulevard (formerly Stevens Creek Road and present-day W. San Carlos Street) and connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. Soon after the establishment of the rail line a new school was constructed—the Luther Burbank School (1906)—to accommodate the growing population in the area. Additional suburban neighborhoods were established along the rail line as there was now an easy and convenient way to get to the downtown commercial core of the city. The typical ride to downtown from one of the newly established subdivisions in the Burbank neighborhood set riders back five cents and took approximately ten minutes. By 1927 a section of Stevens Creek Road was renamed W. San Carlos Street. However, by the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was W. San Carlos Street/Stevens Creek Boulevard, as the street had become a main thoroughfare. Soon the area including the subject properties became a commercial center on the west side of the City.<sup>21</sup>

“Two early subdivisions [Maypark Half Acres and Zuyer’s Subdivisions] are located on the south side of West San Carlos Street [...]. While originally developed for residential use, the parcels that front West San Carlos Street are presently contemporary commercial structures, built about mid-twentieth century or later. Both [subdivisions] were originally intended to be large lot subdivisions in a suburban setting. However, the area did not develop as intended; almost all of the residential lots that exist today within these subdivisions were the result of lot splits of these half-acre parcels. The lots facing San Carlos were originally intended to be residential, and many were developed early in the century with the fronts of the houses facing what was then Stevens Creek Road. Only a few houses remain along the strip, these houses now converted to commercial use. Others were relocated or demolished to accommodate new commercial development that occurred mainly after World War II.”<sup>22</sup>

The area around the subject property had been part of the Maypark Half Acres Subdivision. Acquired in 1890, by Alpha C. May, a retired judge from Wisconsin, the 40-acre parcel including parts of Stevens Creek Road and cross streets on the south side including Willard Street, Page Street and Meridian Road was subdivided by owner Cora A. May in 1908. Historically this has been considered part of the greater Burbank District but today it is also sometimes identified as part of the Buena Vista neighborhood. A 1908 newspaper advertisement for lots in Maypark Half Acres described improvements such as graded and curbed streets, cement sidewalks, and access to the city sewer line.<sup>23</sup>

Between the wars the population grew, as did commuters’ reliance on the automobile. The completion of the Bayshore Highway in the late 1930s connected San Jose to San Francisco and spurred additional suburban development. The highway also reinforced the growing dominance of the automobile as the

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 8 of 14

preferred method of transportation in the region for day-to-day commuting. By the 1940s with population in the suburbs growing, many public utility services were provided to the Burbank neighborhood. The Burbank Sanitary District was established, and other improvements were made in the neighborhood—streetlights installed, curbs and gutters constructed, and eventually a sewer system.<sup>24</sup>

Today, the Burbank neighborhood is an ethnically and culturally diverse area of the city. It features a mix of commercial and residential areas. The commercial areas line W. San Carlos Street while the residential areas are located off the commercial streets. Older retailers generally dominate the commercial core in the neighborhood. Many temporary businesses and auto related retailers now operate on W. San Carlos Street. The residential areas exhibit a mix of architectural styles—Craftsman, Tudor, Colonial Revival, Spanish Revival, Contemporary and Midcentury Modern.<sup>25</sup>

### West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were constructed in the 20<sup>th</sup> or 21<sup>st</sup> centuries. According to the *West San Carlos Historic Context*, two major events and periods that shaped 20<sup>th</sup> century development patterns along this street:

1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.<sup>26</sup>

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19<sup>th</sup> century and remained a ranch and orchard district with relatively large parcels and few structures through the early 20<sup>th</sup> century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.<sup>27</sup>

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos.<sup>28</sup> The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were originally built as small houses in the early 20<sup>th</sup> century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s.<sup>29</sup> Many of the study area residents in the early 20<sup>th</sup> century were small business owners operating backyard businesses including plumbing, auto repair, and building materials.<sup>30</sup>

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s,

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 9 of 14

including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.<sup>31</sup>

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.<sup>32</sup> The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to compete with modern shopping centers and regional malls in San Jose and throughout the valley.<sup>33</sup> In the 2000s, large multi-unit residential complexes have been developed on W. San Carlos Street, such as Buena Vista Midtown at 1535 W. San Carlos Street and Meridian at Midtown Apartments at 1432 W. San Carlos Street, replacing former commercial buildings.

### Architect/Builder

The research did not reveal any architects or builders associated with the initial constructions of the property.

### Architectural Style

The commercial building at 1520 W. San Carlos Street, built in 1948, was originally influenced by the Commercial Modern architectural style. The Commercial Modern buildings were common in the San Jose area from the 1930s to the mid-20<sup>th</sup> century.<sup>34</sup> Character-defining features of the style that apply to the subject structure include horizontal massing, flat roof, and extensive use of glass within metal frames.<sup>35</sup>

### Occupants

1949	1520: Michael Marino, cigars; 1522: C. Falco auto repair; 1524: Van Vleck Realty; 1526: W. H. Smith linoleums; 1528: McGuire, general contractor & paint
1950	1520: Michael Marino, cigars; 1522: C. Falco auto repair, Motor Parts Co. wholesale; 1524: Van Vleck Realty; 1526: W. H. Smith linoleums; 1528: McGuire, general contractor & paint
1955	1520a: Empire Sheet Metal & Heating; 1522: Addressograph Sales Agency; 1524: Bonnie Ireland Letter Shop; 1526: Wayne's Linoleum & Shades; 1528: Pacific Judo Academy
1960	1520: Western Bowling Supplies; 1522: Vacant; 1524: Ireland Direct Mail; 1526: Wayne's Linoleum & Shade; 1528: Custom Kitchens Inc., general contractors
1965	1520: M & W Bowling supplies; 1522: Beauty Belle Coiffures; 1524: Ireland Direct Mail; 1526: Wayne's Linoleum & Shade; 1528: Acme Business Machines
1970	1520: Jer Marai Saucy Sales notions wholesale; 1522: Pacific Studio photography; 1524: Ireland Direct Mail Advertising; 1526: Wayne's Linoleum & Shade; 1528: Acme

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 10 of 14

### Business Machines

- 1973 1520: Vacant; 1522: Coast Cycle Accessories, motorcycle accessory dealers; 1524: Ireland Direct Mail Advertising; 1526: Carpet & Linoleum Plaza; 1528: Piscean Waterbeds
- 1979 1520: Coast Cycle Accessories; 1522: Coast Cycle Accessories; 1524: Ireland Direct Mail Advertising; 1526: Carpet & Linoleum Plaza; 1528: Fire Mountain Fireplaces

### Current Historic Status

The subject parcel has not previously been identified on any local, state, or national historic resources inventory.

### Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation<sup>36</sup>

#### Criterion A/1 – Association with significant events

The parcel at 1520 W. San Carlos Street was initially developed in the first decades of the 20<sup>th</sup> century as part of the Maypark Half Acres subdivision, when the blocks surrounding downtown San Jose, especially along W. San Carlos Street, were being developed as residential suburban neighborhoods after the introduction of the Interurban Line in 1903-1904. A single-family house and a garage occupied the parcel during the first decades of the 20<sup>th</sup> century. After World War II, a regional population explosion and a new trend toward suburban retail development shifted W. San Carlos Street from a predominantly residential district to a thriving commercial corridor. Many houses were converted to commercial use or replaced by new commercial buildings. Constructed in 1948, the commercial building at 1520 W. San Carlos Street followed this trend by replacing the single-family house on the parcel with a commercial building; providing five storefronts on the busy street. However, the property is not individually associated with this second wave of development on W. San Carlos Street; the property followed an established trend and does not stand out among many that were built during this period of development. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

#### Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

#### Criterion C/3 – Architecture and Construction

Constructed in 1948, the one-story building exhibits some characteristics of the Commercial Modern architectural style. While its simple horizontal massing, flat roof, extensive use of glass within metal frames, and lack of ornamentation is reminiscent of the architectural style, it is not an exemplary representation of the Commercial Modern architecture. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified.

The accessory structure on the parcel is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. Converted from a mid-20<sup>th</sup> century

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 11 of 14

garage, the building does not represent a definable architectural style. No architect, designer or builder has been identified.

Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

### *Criterion D/4 – Information Potential*

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the on the NRHP or CRHR under Criterion D/4.

### *Integrity*

The property at 1520 W. San Carlos Street retains integrity of location since it has not been moved. The property retains its integrity of association and feeling since it has been used for commercial purposes since its construction. Even though the building retains its scale, the integrity of design, materials, and workmanship has diminished as a result of exterior alterations over time. Integrity of setting has been compromised by neighboring developments, especially with the addition of multi-unit residential complexes on W. San Carlos Street.

### *San Jose City Landmark Evaluation*

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Although the property is associated with the mid-20<sup>th</sup> century commercial development of W. San Carlos Street and the Burbank neighborhood; it does not appear to be an important part of San Jose's or region's history. It is merely one of many properties that illustrates development trends of San Jose and has not been associated with the commercial development of W. San Carlos Street in an individually significant way. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San José.*

While the property is associated with W. San Carlos Street's post-World War II commercial development, it is not important on a cultural, economic, or social level within the City of San Jose. The property does not appear to be eligible as a City Landmark under Criterion 4.

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 12 of 14

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its Commercial Modern architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The one-story building fails to be a distinctive example of an architectural type or specimen in San Jose. Constructed in 1948 as a commercial building, it is a modest building typical of its type and period in architecture as it is of common construction and materials with no notable or special attributes. The accessory structure is also a modest structure typical of its type. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

No architect, designer or builder has been identified for 1520 W. San Carlos Street. The building does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The subject property did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the subject property at 1520 W. San Carlos Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

### \*B12. References (Endnotes):

<sup>1</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>2</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>3</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

<sup>4</sup> Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County* (April 2011), 17-18.

<sup>5</sup> Franklin Maggi, Archives & Architecture, *315 S. Willard Avenue DPR Form*, October 24, 2005.

<sup>6</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 13 of 14

<sup>7</sup> Dobkins, 56.

<sup>8</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 14.

<sup>9</sup> City of San Jose Public Information Search.

<sup>10</sup> Santa Clara County Assessor's Office; Sanborn maps.

<sup>11</sup> Santa Clara County Building Inspection Department; City of San Jose Permit Center.

<sup>12</sup> Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

<sup>13</sup> Winter & Company, *Your Old House*, 13-16.

<sup>14</sup> Laffey, *Historical Overview and Context for the City of San Jose*, 9.

<sup>15</sup> Winter & Company, *Your Old House*, 13-16.

<sup>16</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.

<sup>17</sup> Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

<sup>18</sup> PAST Consultants, *San Jose Modernism*, 26-27; Winter & Company, *Your Old House*, 13-16.

<sup>19</sup> PAST Consultants, *San Jose Modernism*, 26-27.

<sup>20</sup> Winter & Company, *Your Old House*, 15.

<sup>21</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Dobkins, 14, and 17-18.

<sup>22</sup> *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, 27.

<sup>23</sup> Dobkins, 38.

<sup>24</sup> Dobkins, 20 and 44.

<sup>25</sup> City of San Jose, *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*, <https://sanjoseca.gov/DocumentCenter/View/2750> (accessed April 11, 2019).

<sup>26</sup> Dobkins, 58.

<sup>27</sup> Dobkins, 57.

<sup>28</sup> Dobkins, 17-18.

<sup>29</sup> Dobkins, 58.

<sup>30</sup> Dobkins, 46.

<sup>31</sup> Dobkins, 20-22.

<sup>32</sup> Dobkins, 23-25.

<sup>33</sup> Dobkins, 56.

<sup>34</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 30-32.

## CONTINUATION SHEET

Property Name: 1520 W. San Carlos Street

Page 14 of 14

<sup>35</sup> PAST Consultants, *San Jose Modernism, Historic Context Statement* (June 2009), 77-78.

<sup>36</sup> National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm) (accessed April 26, 2017); California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6 (Sacramento, 2001), 1.

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

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

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 13 \*Resource Name or #: (Assigned by recorder) 315 S. Willard Avenue

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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 315 S. Willard Avenue City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 277-18-024

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

The subject property is in the Burbank neighborhood of San Jose, on the block bounded by W. San Carlos Street to the north, S. Willard Avenue to the east, Scott Street to the south, and Buena Vista Avenue to the west. The rectangular parcel features a single-family house to the east and multiple accessory structures to the west. A gravel driveway to the north lead to the backyard. The house was originally a Craftsman although altered significantly in the 2010s. The surrounding area consists of a mix of commercial and multi-family residential buildings along W. San Carlos Avenue and a mix of single- and multi-family residential buildings on the cross streets.

Set back approximately 25 feet from the sidewalk, the one-story wood frame house with an attic is rectangular in plan. The stucco clad structure has a front gabled shingle clad roof. The moderately pitched roof has a wide eave overhang and is supported by simple wood brackets at the front and rear. The windows are vinyl with no trim. (See Continuation Sheet.)

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



\*P3b. Resource Attributes: (List attributes and codes)

\*P4. Resources Present: ☒ Building  
Structure Object Site District  
Element of District Other  
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

The front (east) and north façades.

TreanorHL, August 2021.

\*P6. Date Constructed/Age and

Source: ☒ Historic Prehistoric  
Both

ca. 1920, Sanborn maps and city directories

\*P7. Owner and Address:

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

TreanorHL  
460 Bush Street San Francisco, CA

\*P9. Date Recorded: Oct 29, 2021

\*P10. Survey Type: (Describe)  
Intensive survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") TreanorHL, 1520 W. San Carlos Street San Jose, CA, Historic Resources Assessment & Design Guidelines and Standards Compliance Review – Draft, October 29, 2021

\*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) 315 S. Willard Avenue \*NRHP Status Code \_\_\_\_\_  
Page 2 of 13

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 315 S. Willard Avenue  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Craftsman  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed ca. 1920. (See Continuation Sheet.)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_  
\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance: \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

## *The Early American Period (1846 – 1869)<sup>1</sup>*

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.<sup>2</sup>

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

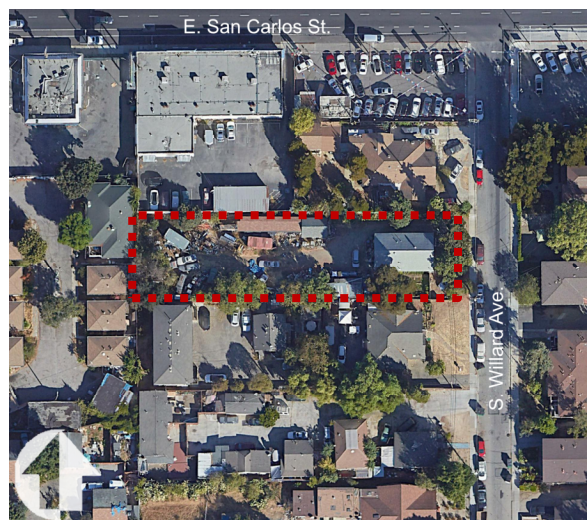
\*B12. References:  
See Continuation Sheets.

B13. Remarks:

\*B14. Evaluator: TreanorHL  
\*Date of Evaluation: October 29, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 3 of 13

### \*P3a. Description, Continued:

The front (east) façade is punctuated by a single wood panel door to the north and two windows on the first floor, and a rectangular window on the attic level. The front door is sheltered below an open porch on a concrete stoop. Two round columns and exposed rafters support the low slope shed roof.

The side (north and south) elevations include rectangular windows of different sizes, almost all vinyl with screens and no trim. The north wall has an angled bay with double-hung windows while the south wall has a rectangular bay with a three-part window. The unadorned rear (west) façade features a single door offset on the south and a vinyl slider flanked by vents at the gable.

A small one-story accessory structure, possibly a former garage, is to the northwest of the house. The wood-frame utilitarian structure is rectangular in plan with a gable roof. It has vertical wood and batten cladding at the gables and horizontal wood cladding on the sides. A wood garage door with two wings is on the east wall while a multi-lite wood window is on the south wall. Multiple temporary sheds are to the west of the parcel.



The accessory structure.

### \*B6. Construction History, Continued:

The subject block and its immediate surroundings developed in the early 20<sup>th</sup> century as a residential neighborhood. The area was originally part of the grazing lands of Mission Santa Clara and later part of the Rancho de los Coches. The western portion of the rancho was purchased by Alpha Child May around 1887; the May family subdivided the land, which featured prune orchards, to create Maypark Half Acres in 1908.<sup>3</sup> A few years earlier in 1903-1904, the San Jose-Los Gatos Railway Interurban Line was constructed. The line, which ran from downtown San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos, provided easy access to downtown San Jose and opened the area to rapid residential development.<sup>4</sup>

The real-estate firm of Crowe & Wilson began selling lots in [Maypark] Half Acres early in November 1908 (San Jose Daily Mercury, 11/9/1908). The lots were up to 90 feet wide and 225 feet deep, making each about half an acre in size, at least twice the size of lots in neighboring Burbank subdivisions. [Maypark] was promoted as an exclusive subdivision, closer in character to nearby

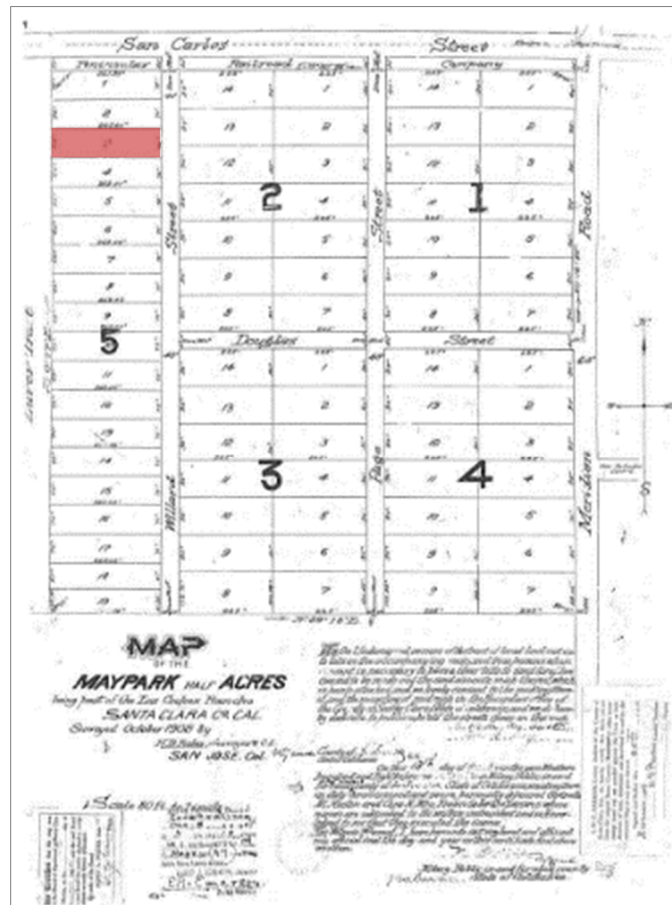
## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 4 of 13

Hanchett Park than to the Rose Lawn or Interurban Park subdivisions to the west. The prune trees were left in place, and it was the intention that homeowners would use their larger lots to grow fruit for their own use, plant vegetable gardens, and keep chickens.<sup>5</sup>

Maypark Half Acres consisted of five blocks with a total of 75 mostly half acres lots in unincorporated Santa Clara County. The lots on the west side of S. Willard Street, including the subject properties, are slightly smaller and have narrower frontages but greater depths than the half acre lots.<sup>6</sup>



The subject property on S. Willard Avenue is shown in red (Archives & Architecture, *Page Street Housing Project*, 2019).

The single-family house at 315 S. Willard Avenue was constructed ca. 1920; the address first appears in the 1920 San Jose City directory and the building was illustrated on the 1929 Sanborn map. By the mid-20<sup>th</sup> century, a regional population explosion and the suburban retail development along W. San Carlos Street changed the neighborhood from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with additional bungalows or low-rise apartments to accommodate the increasing population. Along W. San Carlos Street, many houses were converted to commercial use or replaced by new commercial buildings by the 1950s and 1960s.<sup>7</sup> The half-acre lots of Maypark had begun to serve as sites for large grouping of worker housing with four to eight bungalows

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 5 of 13

appearing on many sites in the neighborhood.<sup>8</sup> Even though infill construction was common on this street, the subject property has not changed significantly. The area was annexed to the City of San Jose in 2008.<sup>9</sup>

### Construction Chronology

No building permits were found for the property. Even though the Santa Clara Assessor's Office notes the construction date of the single-family house as 1930; the address first appears in the 1920 San Jose City directory and the building was illustrated on the 1929 Sanborn map (recorded as 35 Willard). Therefore, the building was possibly constructed ca. 1920. According to Google Maps Street Views and the 2005 DPR form, the house was remodeled ca. 2011-2014: stucco cladding was applied to the exterior walls, the tripartite picture window and the square slatted vent on the front façade were replaced with rectangular vinyl windows, and the front door and the windows on the side façades were replaced.

### **\*B10. Significance, Continued:**

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

### *Horticultural era (1870 – 1918)<sup>10</sup>*

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. The canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 6 of 13

downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.<sup>11</sup>

### *Inter-War Period (1918 – 1945)*

After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.<sup>12</sup> During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.<sup>13</sup>

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.<sup>14</sup>

### *Industrialization and Urbanization (1945 – 1991)*

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.<sup>15</sup>

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.<sup>16</sup> The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.<sup>17</sup> While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.<sup>18</sup>

### Burbank Neighborhood & Maypark Half Acres Subdivision

In the early 19<sup>th</sup> century, the subject parcel was originally part of lands belonging to the Mission Santa Clara. By 1844, after the secularization of the Mission in the previous decade, the Rancho de los Coches was established on approximately 2,219 acres. The portion of the former Rancho de los Coches that the project site occupies was surrounded by large parcels of agricultural land for many decades. The agricultural land had a diverse use from raising stock to growing fruits, vegetables, and grains. In 1903 access to surrounding communities was provided by the establishment of the San Jose & Los Gatos Interurban Railroad. This new rail line ran along Stevens Creek Boulevard (formerly Stevens Creek Road and present-day W. San Carlos Street) and connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. Soon after the establishment of the rail line a new school was constructed—the Luther Burbank School (1906)—to accommodate the growing population in the area. Additional suburban neighborhoods were established along the rail line as there was now an easy and convenient

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 7 of 13

way to get to the downtown commercial core of the city. The typical ride to downtown from one of the newly established subdivisions in the Burbank neighborhood set riders back five cents and took approximately ten minutes. By 1927 a section of Stevens Creek Road was renamed W. San Carlos Street. However, by the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was W. San Carlos Street/Stevens Creek Boulevard, as the street had become a main thoroughfare. Soon the area including the subject properties became a commercial center on the west side of the City.<sup>19</sup>

“Two early subdivisions [Maypark Half Acres and Zuyer’s Subdivisions] are located on the south side of West San Carlos Street [...]. While originally developed for residential use, the parcels that front West San Carlos Street are presently contemporary commercial structures, built about mid-twentieth century or later. Both [subdivisions] were originally intended to be large lot subdivisions in a suburban setting. However, the area did not develop as intended; almost all of the residential lots that exist today within these subdivisions were the result of lot splits of these half-acre parcels. The lots facing San Carlos were originally intended to be residential, and many were developed early in the century with the fronts of the houses facing what was then Stevens Creek Road. Only a few houses remain along the strip, these houses now converted to commercial use. Others were relocated or demolished to accommodate new commercial development that occurred mainly after World War II.”<sup>20</sup>

The area around the subject property had been part of the Maypark Half Acres Subdivision. Acquired in 1890, by Alpha C. May, a retired judge from Wisconsin, the 40-acre parcel including parts of Stevens Creek Road and cross streets on the south side including Willard Street, Page Street and Meridian Road was subdivided by owner Cora A. May in 1908. Historically this has been considered part of the greater Burbank District but today it is also sometimes identified as part of the Buena Vista neighborhood. A 1908 newspaper advertisement for lots in Maypark Half Acres described improvements such as graded and curbed streets, cement sidewalks, and access to the city sewer line.<sup>21</sup>

Between the wars the population grew, as did commuters’ reliance on the automobile. The completion of the Bayshore Highway in the late 1930s connected San Jose to San Francisco and spurred additional suburban development. The highway also reinforced the growing dominance of the automobile as the preferred method of transportation in the region for day-to-day commuting. By the 1940s with population in the suburbs growing, many public utility services were provided to the Burbank neighborhood. The Burbank Sanitary District was established, and other improvements were made in the neighborhood—streetlights installed, curbs and gutters constructed, and eventually a sewer system.<sup>22</sup>

Today, the Burbank neighborhood is an ethnically and culturally diverse area of the city. It features a mix of commercial and residential areas. The commercial areas line W. San Carlos Street while the residential areas are located off the commercial streets. Older retailers generally dominate the commercial core in the neighborhood. Many temporary businesses and auto related retailers now operate on W. San Carlos Street. The residential areas exhibit a mix of architectural styles—Craftsman, Tudor, Colonial Revival, Spanish Revival, Contemporary and Midcentury Modern.<sup>23</sup>

### West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 8 of 13

downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were constructed in the 20<sup>th</sup> or 21<sup>st</sup> centuries. According to the *West San Carlos Historic Context*, two major events and periods that shaped 20<sup>th</sup> century development patterns along this street:

1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.<sup>24</sup>

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19<sup>th</sup> century and remained a ranch and orchard district with relatively large parcels and few structures through the early 20<sup>th</sup> century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.<sup>25</sup>

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos.<sup>26</sup> The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were originally built as small houses in the early 20<sup>th</sup> century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s.<sup>27</sup> Many of the study area residents in the early 20<sup>th</sup> century were small business owners operating backyard businesses including plumbing, auto repair, and building materials.<sup>28</sup>

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s, including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.<sup>29</sup>

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.<sup>30</sup> The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 9 of 13

compete with modern shopping centers and regional malls in San Jose and throughout the valley.<sup>31</sup> In the 2000s, large multi-unit residential complexes have been developed on W. San Carlos Street, such as Buena Vista Midtown at 1535 W. San Carlos Street and Meridian at Midtown Apartments at 1432 W. San Carlos Street, replacing former commercial buildings.

### Architect/Builder

The research did not reveal any architects or builders associated with the initial constructions of the property.

### Architectural Style

Constructed in the early 20<sup>th</sup> century, the main house at 315 S. Willard Avenue (heavily altered) exhibits some characteristics of the Craftsman architectural style. The Craftsman style is part of the Arts and Crafts period which was represented in San Jose from circa 1900 to 1925. The style was originally inspired by Green brothers who practiced in Pasadena from 1893 to 1914.<sup>32</sup> Adding to the dominance of the style was the fact that Craftsman style house kits were easily purchased by catalog for reasonable prices and shipped all over the country by railroad. Soon the Craftsman style was the most popular style of houses nationwide. The exterior of a Craftsman house was typically asymmetrical and featured a low-pitched roof, as well as wide eave overhangs and a partial- or full-width porch. The porch roof was typically supported by tapered or square columns that extended all the way to the ground. Most Craftsman style houses were one to one-and-a-half stories in height. The interior a typical Craftsman house often featured high wainscot, a stairway from the living room to upstairs, and simple wood trim at windows and doors.<sup>33</sup> The houses constructed during this period were horizontally emphasized. The characteristics of the style can be listed as:

- Low-pitched gabled (occasionally hipped) roof,
- Decorative beams or braces under gables,
- Gabled/Hip dormers,
- Exposed rafters,
- Wide eaves,
- One-over-one, double-hung windows, or one-light, fixed window; with fixed transom,
- Prominent lintels and sills,
- Full or partial, open porch with square posts and tapered arched openings,
- Outside siding: wood clapboard, stucco,
- Concrete or brick foundation.<sup>34</sup>

The accessory structure is utilitarian.

### Occupants

1920 – 1922	Lorraine V. Lammers, clerk
1923 – 1933	John M. Torbert, laborer
1934	William Curley
1935	Wellington B. and Dorothy Hewitt, clerk
1940 – 1979	The Lauchere family: Alice, Jules (gardener) and Lucy/Lucie, Julieet (stenographer), Alice (beauty operator)

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 10 of 13

### *Current Historic Status*

The subject parcel has not previously been identified on any local, state, or national historic resources inventory.

### *Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation<sup>35</sup>*

#### *Criterion A/1 – Association with significant events*

The 315 S. Willard Avenue property was constructed in 1920 as part of the Maypark Half Acres subdivision, when the blocks surrounding downtown San Jose, especially along W. San Carlos Street, were being developed as residential suburban neighborhoods after the introduction of the Interurban Line in 1903-1904. However, the property is not individually associated with the initial development of the Burbank neighborhood or the Maypark subdivision; it followed an already established trend. According to Sanborn maps, most of the parcels at the northern part of S. Willard Avenue had single-family houses built by 1915. Within the broader context of early 20<sup>th</sup> residential development of the neighborhood and San Jose, the building does not stand out among many that were built during this period of residential expansion out from the city center. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

#### *Criterion B/2 – Persons*

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

#### *Criterion C/3 – Architecture and Construction*

Constructed ca. 1920, the single-family house at 315 S. Willard Avenue is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. It exhibits some characteristics of the Craftsman architectural style as evidenced by its overall massing, gable roof, wide eave overhang and brackets; however, it was extensively remodeled ca. 2012-2014 and does not feature details that make the structure stand out as a good illustration of the style. The accessory structure on the parcel is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

#### *Criterion D/4 – Information Potential*

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

### *Integrity*

The building at 315 S. Willard Avenue retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been used for residential purposes since it was built. The integrity of design, materials, and workmanship is significantly diminished due to the recent remodel. Integrity of setting has been compromised by nearby development, especially with the

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 11 of 13

addition of apartment buildings on S. Willard Avenue and multi-unit residential complexes on W. San Carlos Street.

### ***San Jose City Landmark Evaluation***

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Constructed ca. 1920, the subject property is associated with the early 20<sup>th</sup> century residential development of the Maypark Half Acres subdivision and the Burbank neighborhood. However, it is not individually associated with the initial development of the area in an individually significant way. The neighborhood was mostly established by 1915, and the 315 S. Willard Avenue property followed an already established trend. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

The subject building does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the building is one of several early 20<sup>th</sup> century structures in the neighborhood. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its architectural style. Originally designed in the Craftsman architectural style, the building was extensively remodeled in 2012-2014. Even though it still illustrates some features of the Craftsman architecture, the subject building does not stand out as an exemplary extant illustration of this architectural style in the neighborhood. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The single-family house and the accessory structure on the parcel fail to be distinctive examples of an architectural type or specimen in San Jose. They are modest buildings typical of their type and period in architecture as they are of common construction and materials with no notable or special attributes. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 12 of 13

No architect, designer or builder has been identified for 315 S. Willard Avenue. The property does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The buildings did not make use of architectural innovations and used typical building materials and details of the time. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, 315 S. Willard Avenue cannot be considered a historic resource since the property does not appear individually eligible for listing on the National Register and California Register or as a City of San Jose Landmark as it does not have significance under any criteria.

### \*B12. References (Endnotes):

<sup>1</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>2</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>3</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

<sup>4</sup> Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County* (April 2011), 17-18.

<sup>5</sup> Franklin Maggi, Archives & Architecture, *315 S. Willard Avenue DPR Form*, October 24, 2005.

<sup>6</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

<sup>7</sup> Dobkins, 56.

<sup>8</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 14.

<sup>9</sup> City of San Jose Public Information Search.

<sup>10</sup> Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

<sup>11</sup> Winter & Company, *Your Old House*, 13-16.

<sup>12</sup> Laffey, *Historical Overview and Context for the City of San Jose*, 9.

<sup>13</sup> Winter & Company, *Your Old House*, 13-16.

<sup>14</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.

<sup>15</sup> Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

<sup>16</sup> PAST Consultants, *San Jose Modernism*, 26-27; Winter & Company, *Your Old House*, 13-16.

## CONTINUATION SHEET

Property Name: 315 S. Willard Avenue

Page 13 of 13

<sup>17</sup> PAST Consultants, *San Jose Modernism*, 26-27.

<sup>18</sup> Winter & Company, *Your Old House*, 15.

<sup>19</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Dobkins, 14, and 17-18.

<sup>20</sup> *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, 27.

<sup>21</sup> Dobkins, 38.

<sup>22</sup> Dobkins, 20 and 44.

<sup>23</sup> City of San Jose, *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*, <https://sanjoseca.gov/DocumentCenter/View/2750> (accessed April 11, 2019).

<sup>24</sup> Dobkins, 58.

<sup>25</sup> Dobkins, 57.

<sup>26</sup> Dobkins, 17-18.

<sup>27</sup> Dobkins, 58.

<sup>28</sup> Dobkins, 46.

<sup>29</sup> Dobkins, 20-22.

<sup>30</sup> Dobkins, 23-25.

<sup>31</sup> Dobkins, 56.

<sup>32</sup> “Arts and Crafts Period,” Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.

<sup>33</sup> Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2013), 566-570; and Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W. W. Norton & Co., 1998), 81.

<sup>34</sup> Edited from “Arts and Crafts Period,” Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.

<sup>35</sup> National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm) (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

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

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

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 16 \*Resource Name or #: (Assigned by recorder) 325 S. Willard Avenue

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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 325 S. Willard Avenue City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 277-18-025

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

The subject property is in the Burbank neighborhood of San Jose, on the block bounded by W. San Carlos Street to the north, S. Willard Avenue to the east, Scott Street to the south, and Buena Vista Avenue to the west. The rectangular parcel has three buildings: a Craftsman style dwelling facing east to the street, a vernacular bungalow in the middle of the block, and a two-story multi-family residential building to the west. A driveway runs along the south property line, leading to the rear units. The surrounding area consists of a mix of commercial and multi-family residential buildings along W. San Carlos Avenue and a mix of single- and multi-family residential buildings on the cross streets.

(See Continuation Sheet.)

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



\*P3b. Resource Attributes: (List attributes and codes)

\*P4. Resources Present: ☒ Building  
Structure Object Site District  
Element of District Other  
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

The front (east) façade, TreanorHL,  
August 2021.

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

ca. 1915, 1948, 1956; Sanborn maps,  
city directories, Santa Clara County

\*P7. Owner and Address:

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

TreanorHL  
460 Bush Street San Francisco, CA

\*P9. Date Recorded: Oct 29, 2021

\*P10. Survey Type: (Describe)  
Intensive survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") TreanorHL, 1520 W. San Carlos Street San Jose, CA,  
Historic Resources Assessment & Design Guidelines and Standards Compliance Review – Draft, October 29, 2021

\*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) 325 S. Willard Avenue \*NRHP Status Code \_\_\_\_\_  
Page 2 of 16

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 325 S. Willard Avenue  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Craftsman, vernacular, Midcentury Modern  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

The single-family house was constructed ca. 1915, a bungalow was added in 1948, and a multi-family residential building was built in 1956. (See Continuation Sheet.)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: Chares De Welt

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance. \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

## *The Early American Period (1846 – 1869)<sup>1</sup>*

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.<sup>2</sup>

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

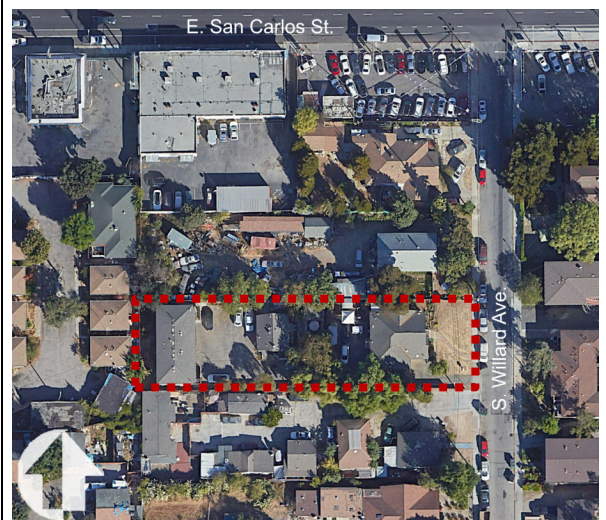
\*B12. References:  
See Continuation Sheets.

B13. Remarks:

\*B14. Evaluator: TreanorHL  
\*Date of Evaluation: October 29, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 3 of 16

### \*P3a. Description, Continued:

The one-story plus attic Craftsman style single-family house at 325 S. Willard Avenue is set back approximately 30 feet from the sidewalk. Complex in plan, the wood frame building has stucco clad exterior walls and vertical wood cladding at the front gable. The asphalt shingle clad roof is low pitched gable and hipped with wide eave overhangs and exposed rafter tails. The front facing gables are supported by brackets. Sheltered beneath the main gable, the front (east) façade has a recessed partial porch to the north with a square column and wood railings. A single wood door and a three-part wood window, most likely single-hung, with multi-lite transoms open to the porch. A three-lite window flanked with rectangular vents are located at the main gable. To the south, a one-story section with a gable roof projects from the main massing. A wood-sash window, identical to the one on the porch, is centered below the lower gable. Typical windows are wood with wide simple trim.

The south façade has multiple windows of different sizes and materials. To the east, a three-part window identical to the ones on the front façade and a simple double casement window overlooks the driveway. A three-part wood window and two smaller vinyl windows punctuate the rest of this façade to the west. The north façade is mostly obscured by vegetation; a brick chimney is below a side facing gable with brackets. The rear (west) façade has a single door sheltered below a shed roof. Wood stairs with simple railings lead to the door. Two windows on this façade are obscured with fabric shades.

The one-story vernacular bungalow in the middle of the parcel is rectangular in plan. The wood frame building has stucco cladding and an asphalt shingle-clad, side-gabled roof. At the center of the front (east) façade, a small, raised porch with a shed roof projects from the roof. Two square wood posts support the porch roof which shelters a single wood door with nine lites. Double-hung wood windows with wide trim flank the entry. The south façade features another raised entry sheltered by a shed roof, three windows, and a rectangular vent below the gable. Two windows with awnings, hidden beneath fabric shades, punctuate the west façade.



The front (east) façade of the vernacular bungalow.

The two-story, multi-unit residential building at the very west end of the parcel is rectangular in plan. The Midcentury Modern style wood frame structure is stucco clad and has an asphalt shingle clad hipped roof. The front (east) façade has two- and three-part vinyl sliders with screens on each level. Wood panel doors

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 4 of 16

provide access to the individual units. Wood stairs at each end of the front façade lead up to the open corridor with simple wood railing along the second floor. Windows on the south façade appear to be aluminum casement.



The front (east) façade of the multi-unit residential building.

### **\*B6. Construction History, Continued:**

The subject block and its immediate surroundings developed in the early 20<sup>th</sup> century as a residential neighborhood. The area was originally part of the grazing lands of Mission Santa Clara and later part of the Rancho de los Coches. The western portion of the rancho was purchased by Alpha Child May around 1887; the May family subdivided the land, which featured prune orchards, to create Maypark Half Acres in 1908.<sup>3</sup> A few years earlier in 1903-1904, the San Jose-Los Gatos Railway Interurban Line was constructed. The line, which ran from downtown San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos, provided easy access to downtown San Jose and opened the area to rapid residential development.<sup>4</sup>

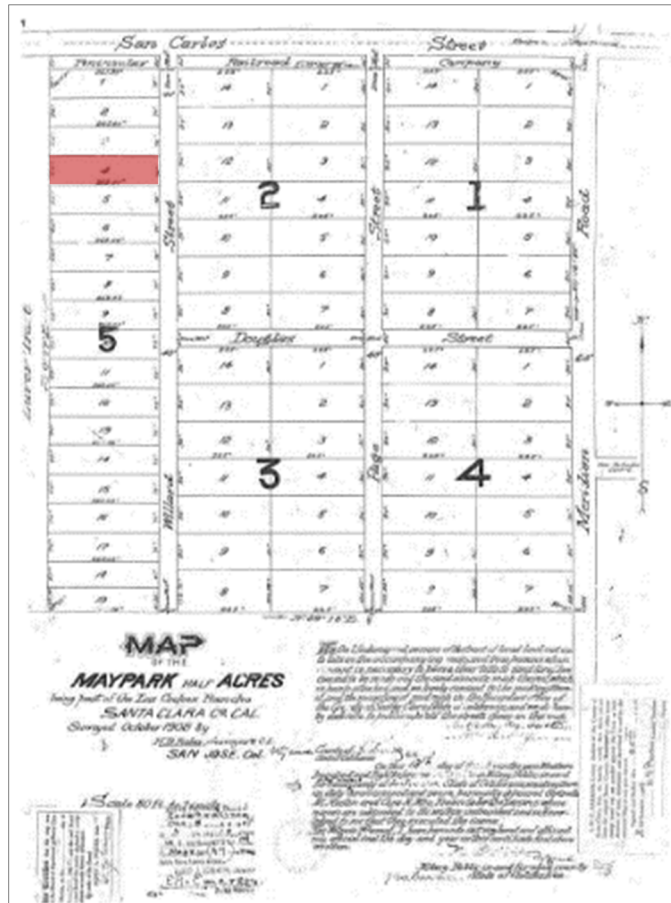
The real-estate firm of Crowe & Wilson began selling lots in [Maypark] Half Acres early in November 1908 (San Jose Daily Mercury, 11/9/1908). The lots were up to 90 feet wide and 225 feet deep, making each about half an acre in size, at least twice the size of lots in neighboring Burbank subdivisions. [Maypark] was promoted as an exclusive subdivision, closer in character to nearby Hanchett Park than to the Rose Lawn or Interurban Park subdivisions to the west. The prune trees were left in place, and it was the intention that homeowners would use their larger lots to grow fruit for their own use, plant vegetable gardens, and keep chickens.<sup>5</sup>

Maypark Half Acres consisted of five blocks with a total of 75 mostly half acres lots in unincorporated Santa Clara County. The lots on the west side of S. Willard Street, including the subject properties, are slightly smaller and have narrower frontages but greater depths than the half acre lots.<sup>6</sup>

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 5 of 16



The subject property on S. Willard Avenue is shown in red (Archives & Architecture, *Page Street Housing Project*, 2019).

The main house at 325 S. Willard Avenue property first appears on the 1915 Sanborn map, possibly constructed as part of the early residential development of the subdivision. According to the San Jose city directories, engineer Henry Bischoff was the earliest recorded resident at 325 S. Willard Avenue, who lived there from 1915 to 1919.

By the mid-20<sup>th</sup> century, a regional population explosion and the suburban retail development along W. San Carlos Street changed the neighborhood from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with additional bungalows or low-rise apartments to accommodate the increasing population. Along W. San Carlos Street, many houses were converted to commercial use or replaced by new commercial buildings by the 1950s and 1960s.<sup>7</sup> The half-acre lots of Maypark had begun to serve as sites for large grouping of worker housing with four to eight bungalows appearing on many sites in the neighborhood.<sup>8</sup> Following this trend, a bungalow was added to the 325 S. Willard Avenue property in 1948 and a multi-family residential building was built in 1956.<sup>9</sup> Even though more apartment complexes were developed in the neighborhood in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, the subject parcel has not changed significantly since the mid-1950s. The area was annexed to the City of San Jose in 2008.<sup>10</sup>

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 6 of 16

### Construction Chronology

No building permits associated with the initial construction were found for the 325 S. Willard house. The house was noted as “39 Willard” on the pre-1950 maps and in the earlier city directories. The single-family house was possibly constructed ca. 1915 since it first appears in the 1915 San Jose city directory and the 1915 Sanborn map. Although no longer extant, a garage to the west of the house was illustrated on the maps from 1915 to 1966. According to the Santa Clara Assessor’s Office, the one-story bungalow at 325 ½ Willard was constructed in 1948 and the two-story multi-unit residential building to the west was built in 1956—which are consistent with the listings on the city directories.

- |      |  |
|------|--|
| 1956 | Permit application to build a two-story, four-family residential building at 325 S. Willard by contractor Charles De Welt. Santa Clara County Building Inspection Department, Permit No. 48248.                            |
| 2004 | Existing wood and composite shingle roof was removed, new composite shingle roof was installed; wood repairs as necessary; new gutters and flashings. Santa Clara County Building Inspection Department, Permit No. 30458. |
| 2005 | Reroofing at middle single-family and rear four-unit residential buildings. Santa Clara County Building Inspection Department, Permit No. 31182-31183.   |

### **\*B10. Significance, Continued:**

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

### *Horticultural era (1870 – 1918)<sup>11</sup>*

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. The canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley’s orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 7 of 16

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.<sup>12</sup>

### *Inter-War Period (1918 – 1945)*

After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.<sup>13</sup> During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.<sup>14</sup>

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.<sup>15</sup>

### *Industrialization and Urbanization (1945 – 1991)*

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.<sup>16</sup>

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.<sup>17</sup> The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.<sup>18</sup> While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.<sup>19</sup>

### Burbank Neighborhood & Maypark Half Acres Subdivision

In the early 19<sup>th</sup> century, the subject parcel was originally part of lands belonging to the Mission Santa Clara. By 1844, after the secularization of the Mission in the previous decade, the Rancho de los Coches was established on approximately 2,219 acres. The portion of the former Rancho de los Coches that the project site occupies was surrounded by large parcels of agricultural land for many decades. The agricultural land had a diverse use from raising stock to growing fruits, vegetables, and grains. In 1903 access to surrounding communities was provided by the establishment of the San Jose & Los Gatos

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 8 of 16

Interurban Railroad. This new rail line ran along Stevens Creek Boulevard (formerly Stevens Creek Road and present-day W. San Carlos Street) and connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. Soon after the establishment of the rail line a new school was constructed—the Luther Burbank School (1906)—to accommodate the growing population in the area. Additional suburban neighborhoods were established along the rail line as there was now an easy and convenient way to get to the downtown commercial core of the city. The typical ride to downtown from one of the newly established subdivisions in the Burbank neighborhood set riders back five cents and took approximately ten minutes. By 1927 a section of Stevens Creek Road was renamed W. San Carlos Street. However, by the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was W. San Carlos Street/Stevens Creek Boulevard, as the street had become a main thoroughfare. Soon the area including the subject properties became a commercial center on the west side of the City.<sup>20</sup>

“Two early subdivisions [Maypark Half Acres and Zuyer’s Subdivisions] are located on the south side of West San Carlos Street [...]. While originally developed for residential use, the parcels that front West San Carlos Street are presently contemporary commercial structures, built about mid-twentieth century or later. Both [subdivisions] were originally intended to be large lot subdivisions in a suburban setting. However, the area did not develop as intended; almost all of the residential lots that exist today within these subdivisions were the result of lot splits of these half-acre parcels. The lots facing San Carlos were originally intended to be residential, and many were developed early in the century with the fronts of the houses facing what was then Stevens Creek Road. Only a few houses remain along the strip, these houses now converted to commercial use. Others were relocated or demolished to accommodate new commercial development that occurred mainly after World War II.”<sup>21</sup>

The area around the subject property had been part of the Maypark Half Acres Subdivision. Acquired in 1890, by Alpha C. May, a retired judge from Wisconsin, the 40-acre parcel including parts of Stevens Creek Road and cross streets on the south side including Willard Street, Page Street and Meridian Road was subdivided by owner Cora A. May in 1908. Historically this has been considered part of the greater Burbank District but today it is also sometimes identified as part of the Buena Vista neighborhood. A 1908 newspaper advertisement for lots in Maypark Half Acres described improvements such as graded and curbed streets, cement sidewalks, and access to the city sewer line.<sup>22</sup>

Between the wars the population grew, as did commuters’ reliance on the automobile. The completion of the Bayshore Highway in the late 1930s connected San Jose to San Francisco and spurred additional suburban development. The highway also reinforced the growing dominance of the automobile as the preferred method of transportation in the region for day-to-day commuting. By the 1940s with population in the suburbs growing, many public utility services were provided to the Burbank neighborhood. The Burbank Sanitary District was established, and other improvements were made in the neighborhood—streetlights installed, curbs and gutters constructed, and eventually a sewer system.<sup>23</sup>

Today, the Burbank neighborhood is an ethnically and culturally diverse area of the city. It features a mix of commercial and residential areas. The commercial areas line W. San Carlos Street while the residential areas are located off the commercial streets. Older retailers generally dominate the commercial core in the neighborhood. Many temporary businesses and auto related retailers now operate on W. San Carlos

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 9 of 16

Street. The residential areas exhibit a mix of architectural styles—Craftsman, Tudor, Colonial Revival, Spanish Revival, Contemporary and Midcentury Modern.<sup>24</sup>

### West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were constructed in the 20<sup>th</sup> or 21<sup>st</sup> centuries. According to the *West San Carlos Historic Context*, two major events and periods that shaped 20<sup>th</sup> century development patterns along this street:

1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.<sup>25</sup>

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19<sup>th</sup> century and remained a ranch and orchard district with relatively large parcels and few structures through the early 20<sup>th</sup> century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.<sup>26</sup>

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos.<sup>27</sup> The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were originally built as small houses in the early 20<sup>th</sup> century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s.<sup>28</sup> Many of the study area residents in the early 20<sup>th</sup> century were small business owners operating backyard businesses including plumbing, auto repair, and building materials.<sup>29</sup>

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s, including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.<sup>30</sup>

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a predominantly residential district to a thriving commercial corridor. The existing residential lots were

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 10 of 16

filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.<sup>31</sup> The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to compete with modern shopping centers and regional malls in San Jose and throughout the valley.<sup>32</sup> In the 2000s, large multi-unit residential complexes have been developed on W. San Carlos Street, such as Buena Vista Midtown at 1535 W. San Carlos Street and Meridian at Midtown Apartments at 1432 W. San Carlos Street, replacing former commercial buildings.

### Architect/Builder

The two-story, multi-family residential building at 325 S. Willard Avenue was built by contractor Chares De Welt. Based in San Jose, he was listed as a carpenter and contractor in the 1940s and 1950s city directories.<sup>33</sup>

The research did not reveal any architects or builders associated with the initial constructions of the remaining properties.

### Architectural Style

Constructed ca. 1915, the main house at 325 S. Willard Avenue exhibits some characteristics of the Craftsman architectural style. The Craftsman style is part of the Arts and Crafts period which was represented in San Jose from circa 1900 to 1925. The style was originally inspired by Green brothers who practiced in Pasadena from 1893 to 1914.<sup>34</sup> Adding to the dominance of the style was the fact that Craftsman style house kits were easily purchased by catalog for reasonable prices and shipped all over the country by railroad. Soon the Craftsman style was the most popular style of houses nationwide. The exterior of a Craftsman house was typically asymmetrical and featured a low-pitched roof, as well as wide eave overhangs and a partial- or full-width porch. The porch roof was typically supported by tapered or square columns that extended all the way to the ground. Most Craftsman style houses were one to one-and-a-half stories in height. The interior a typical Craftsman house often featured high wainscot, a stairway from the living room to upstairs, and simple wood trim at windows and doors.<sup>35</sup> The houses constructed during this period were horizontally emphasized. The characteristics of the style can be listed as:

- Low-pitched gabled (occasionally hipped) roof,
- Decorative beams or braces under gables,
- Gabled/Hip dormers,
- Exposed rafters,
- Wide eaves,
- One-over-one, double-hung windows, or one-light, fixed window; with fixed transom,
- Prominent lintels and sills,
- Full or partial, open porch with square posts and tapered arched openings,
- Outside siding: wood clapboard, stucco,
- Concrete or brick foundation.<sup>36</sup>

Constructed in 1956, the multi-family residential building on the 325 S. Willard Avenue property embodies some characteristics of the Midcentury Modern architectural style. Generated by a rejection of all historical references, the modern architectural styles were prevalent in San Jose from ca. 1930 to the

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 11 of 16

1950s and later.<sup>37</sup> Especially during the decades following the end of World War II, the Midcentury Modern and late interpretations of the International Style was applied to everyday residential, commercial, and institutional buildings. Less expensive and stripped-down version of the style was favored by builders who preferred inexpensive building materials, maximized square footage, and quick construction methods.<sup>38</sup> These buildings were mostly infill construction with simple forms, stucco cladding, and inexpensive building materials. Character-defining features of the style include:

- Flat roofs,
- Prominent, built-in garages,
- Asymmetrical massing and forms, and,
- Metal or wood window frames.<sup>39</sup>

The bungalow is a modest vernacular dwelling without definite architectural style.

### Occupants

#### Single-Family House

1915 – 1919	Henry Bischoff, engineer
1920 – 1943	Olive Siple (teacher), Peter and Flora Siple
1947	Michael (machinist) and Seraphine (seamstress) Biondo
1947 - 1950	Peter and Pearl Viviano, cannery worker
1954	Donald and Anna Lyttle, kitchen helper
1955 – 1977	Nick and Eva Zurich, clerk/accountant
1979	A. C. Rodriguez

#### Rear bungalow, 325a

1949 – 1950	Mario J. and Ann Vivano, teamster
1956	Tito and Frances Vasquez, laborer
1965	Robert Chabraya
1970	G. W. Ferguson
1973	No return
1977	Vacant
1979	O. Barers

#### Apartments

1960	N. N. Davis, N. V. Davis, J. I. Longson
1965	R. Garber, C. E. Green, R. Bremer, No return
1970	J. Franklin, C. E. Green, G. W. Oswald, Vacant
1973	K. McDonnal, J. Vandever, Vacant, P. Le Parris
1977	L. Ratzlaff, C. Triant, K. Millan, S. Cassavant
1979	V. K. Tuig, C. Triant, A. C. Rodriguez, S. Brady

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 12 of 16

### *Current Historic Status*

The subject parcel has not previously been identified on any local, state, or national historic resources inventory.

### *Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation<sup>40</sup>*

#### *Criterion A/1 – Association with significant events*

The single-family house at 325 S. Willard Avenue was constructed ca. 1915 as part of the Maypark Half Acres subdivision, when the blocks surrounding downtown San Jose, especially along W. San Carlos Street, were being developed as residential suburban neighborhoods after the introduction of the Interurban Line in 1903-1904. However, the property is not individually associated with the initial development of the Burbank neighborhood or the Maypark subdivision; it followed an already established trend. According to Sanborn maps, most of the parcels at the northern part of S. Willard Street had single-family houses built by 1915. The population explosion after World War II resulted in construction of bungalows, in-law units, or low-rise multi-unit residential buildings on the existing lots in the neighborhood. The subject property followed this pattern with addition of two more structures to the west of the main house: the one-story vernacular bungalow at 325 ½ Willard was constructed in 1948, and the two-story multi-unit residential building to the west was built in 1956. Within the broader context of early to mid- 20<sup>th</sup> residential development of the Maypark Half Acres subdivision, the Burbank neighborhood and San Jose, the property does not stand out among many that were developed here. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

#### *Criterion B/2 – Persons*

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

#### *Criterion C/3 – Architecture and Construction*

Constructed ca. 1915, the single-family house at 325 S. Willard Avenue exhibits characteristics of the Craftsman architectural style as evidenced by its gable roof with brackets and exposed rafter tails, recessed porch, wood sash window. However, it is not an exemplary representation of the style. The building is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified for 325 S. Willard Avenue. The subject building is merely one of many that was built in the Craftsman style during this period and does not feature details that make the structure stand out as an exemplary extant illustration of the style.

The vernacular bungalow at 325 ½ S. Willard Avenue fails to be a distinctive example of an architectural style, the work of a master, or architecturally significant in any other respect. It is a simple structure with a nondescriptive architectural style and is of common construction and materials.

The multi-family residential building at the west end of the parcel is a Midcentury Modern building; however, it is only a modest representative of the style. It is of common construction and materials with

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 13 of 16

no notable or special attributes, and the structure does not possess high artistic value. The building was built by contractor Chares De Welt. Based in San Jose, he was listed as a carpenter and contractor in the 1940s and 1950s city directories and is not considered a master.

Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

### *Criterion D/4 – Information Potential*

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the on the NRHP or CRHR under Criterion D/4.

### *Integrity*

The property at 325 S. Willard Avenue retains integrity of location since it has not been moved. Even though the property has been residential since the early 20<sup>th</sup> century, its integrity of association and feeling has been diminished since the parcel was developed to include more residential units and is no longer used by a single family. The site plan has changed with the addition of two buildings but the integrity of design, materials, and workmanship for individual buildings is mostly intact since the alterations are minor. Integrity of setting has been compromised by nearby development, especially with the addition of apartment buildings on S. Willard Avenue and multi-unit residential complexes on W. San Carlos Street.

### *San Jose City Landmark Evaluation*

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Initially constructed ca. 1915 and expanded with the addition of two more residential buildings in 1948 and 1956, the subject property is linked with the early to mid-20<sup>th</sup> century residential development of the Maypark Half Acres subdivision and the Burbank neighborhood. However, it is not individually associated with the development of the area in an individually significant way. The Burbank neighborhood has other subdivisions to the east (such as Orchard Park or Roselawn) which are more intact and better represent the early 20<sup>th</sup> century suburban residential neighborhoods. The Maypark Half Acres subdivision was mostly established by 1915, and the 325 S. Willard Avenue property followed an already established trend. On the west side of the street where the lots are slightly smaller and have narrower frontages but greater depths than the half acre lots, out of 19 lots, nine were developed by 1915. Five of these properties are still standing at 309, 325, 329, 345, and 355 S. Willard Street and represent the early development of the subdivision (additional units on the parcels were constructed over time). The 325 S. Willard Avenue property does not stand out individually as a representative part of the local history or heritage. The addition of rear units was due to the population boom after World War II—bungalows and/or multi-family residential buildings which either replaced the existing dwellings or were built on the same lots. While 325 S. Willard Avenue is associated with the early 20<sup>th</sup> century residential development in San Jose, it does not individually represent significant local, regional, state or national history, heritage or culture. The property does not appear to be eligible as a City Landmark under Criterion 1.

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 14 of 16

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

The subject property does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, it is one of several properties that were developed in the neighborhood during the early to mid-20<sup>th</sup> century. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its architectural style. The house at 325 S. Willard Avenue exhibits features of the Craftsman architectural style and the multi-family residential building on the parcel is a modest Midcentury Modern building; they do not stand out as exemplary extant illustrations of these architectural styles. The bungalow at 325 ½ S. Willard is a vernacular structure without a definite style. The subject property is among many Craftsman style houses constructed in the Maypark Half Acres subdivision and the Burbank neighborhood. Within the Maypark Half Acres subdivision, 410 S. Willard (Craftsman), 1425 Douglas (Spanish Eclectic), and 319 Page (Victorian, Folk) were previously found architecturally significant as part of the Burbank Historical Home Survey and listed on the San Jose HRI as *Identified Structures*.<sup>41</sup> 325 S. Willard is merely one of many that was built in the Craftsman style during this period in the area and does not feature details that make the structure stand out as an exemplary extant illustration of the style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The buildings on site, a single-family house, a bungalow, and a multi-family residential building, fail to be distinctive examples of an architectural type or specimen in San Jose. They are modest buildings typical of their type and period in architecture. They are of common construction and materials with no notable or special attributes. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

No architect, designer or builder has been identified for the Craftsman style house and the bungalow. The multi-family residential building was built by the local contractor Chares De Welt who is not considered a master. The property does not appear to be eligible as a City Landmark under Criterion 7.

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 15 of 16

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The buildings on the parcel did not make use of architectural innovations and used typical building materials and details of the time. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, 325 S. Willard Avenue cannot be considered a historic resource since the property does not appear individually eligible for listing on the National Register and California Register or as a City of San Jose Landmark as it does not have significance under any criteria.

### \*B12. References (Endnotes):

<sup>1</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>2</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>3</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

<sup>4</sup> Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County* (April 2011), 17-18.

<sup>5</sup> Franklin Maggi, Archives & Architecture, *315 S. Willard Avenue DPR Form*, October 24, 2005.

<sup>6</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

<sup>7</sup> Dobkins, 56.

<sup>8</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 14.

<sup>9</sup> Santa Clara County Assessor's Office.

<sup>10</sup> City of San Jose Public Information Search.

<sup>11</sup> Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

<sup>12</sup> Winter & Company, *Your Old House*, 13-16.

<sup>13</sup> Laffey, *Historical Overview and Context for the City of San Jose*, 9.

<sup>14</sup> Winter & Company, *Your Old House*, 13-16.

<sup>15</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.

<sup>16</sup> Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

## CONTINUATION SHEET

Property Name: 325 S. Willard Avenue

Page 16 of 16

- <sup>17</sup> PAST Consultants, *San Jose Modernism*, 26-27; Winter & Company, *Your Old House*, 13-16.
- <sup>18</sup> PAST Consultants, *San Jose Modernism*, 26-27.
- <sup>19</sup> Winter & Company, *Your Old House*, 15.
- <sup>20</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Dobkins, 14, and 17-18.
- <sup>21</sup> *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, 27.
- <sup>22</sup> Dobkins, 38.
- <sup>23</sup> Dobkins, 20 and 44.
- <sup>24</sup> City of San Jose, *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*, <https://sanjoseca.gov/DocumentCenter/View/2750> (accessed April 11, 2019).
- <sup>25</sup> Dobkins, 58.
- <sup>26</sup> Dobkins, 57.
- <sup>27</sup> Dobkins, 17-18.
- <sup>28</sup> Dobkins, 58.
- <sup>29</sup> Dobkins, 46.
- <sup>30</sup> Dobkins, 20-22.
- <sup>31</sup> Dobkins, 23-25.
- <sup>32</sup> Dobkins, 56.
- <sup>33</sup> San Jose City Directories via Ancestry.com
- <sup>34</sup> “Arts and Crafts Period,” Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.
- <sup>35</sup> Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2013), 566-570; and Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W. W. Norton & Co., 1998), 81.
- <sup>36</sup> Edited from “Arts and Crafts Period,” Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.
- <sup>37</sup> *Ibid.*, 30-32.
- <sup>38</sup> Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.
- <sup>39</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 32.
- <sup>40</sup> National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm) (accessed April 26, 2017); California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6 (Sacramento, 2001), 1.
- <sup>41</sup> Marben Associates, *Burbank Historic Home Survey* (February 28, 1993).

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

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

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 16 \*Resource Name or #: (Assigned by recorder) 329 S. Willard Avenue

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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 329 S. Willard Avenue City San Jose Zip 95126

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN 277-18-026

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

The subject property is in the Burbank neighborhood of San Jose, on the block bounded by W. San Carlos Street to the north, S. Willard Avenue to the east, Scott Street to the south, and Buena Vista Avenue to the west. The rectangular parcel at 329 S. Willard Avenue features six one-story wood-frame bungalows arranged in a "J" shape around a paved driveway. The surrounding area consists of a mix of commercial and multi-family residential buildings along W. San Carlos Avenue and a mix of single- and multi-family residential buildings on the cross streets.

The Craftsman inspired bungalow at 329 S. Willard Street is rectangular in plan with a projecting partial porch on the front façade. The building has stucco clad walls and an asphalt shingle-clad gable roof with chamfers at the gable ends. A concrete walkway from the sidewalk leads to the raised concrete porch at the north end of the front (east) façade which has a gable roof and two square columns. A single wood door with a metal security gate opens to the porch. (See Continuation Sheet.)

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



\*P3b. Resource Attributes: (List attributes and codes)

\*P4. Resources Present: ☒ Building  
Structure Object Site District  
Element of District Other  
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

The front (east) and north façades.  
TreanorHL, August 2021.

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

ca. 1915-1957; Sanborn maps, Santa Clara County Assessor's Office

\*P7. Owner and Address: \_\_\_\_\_

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

TreanorHL  
460 Bush Street San Francisco, CA

\*P9. Date Recorded: Oct 29, 2021

\*P10. Survey Type: (Describe)  
Intensive survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") TreanorHL, 1520 W. San Carlos Street San Jose, CA, Historic Resources Assessment & Design Guidelines and Standards Compliance Review – Draft, October 29, 2021

\*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) 329 S. Willard Avenue \*NRHP Status Code \_\_\_\_\_  
Page 2 of 16

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 329 S. Willard Avenue  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Craftsman, vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The property was developed from ca. 1915 to the 1950s. (See Continuation Sheet.)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance. \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

## *The Early American Period (1846 – 1869)<sup>1</sup>*

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.<sup>2</sup>

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

See Continuation Sheets.

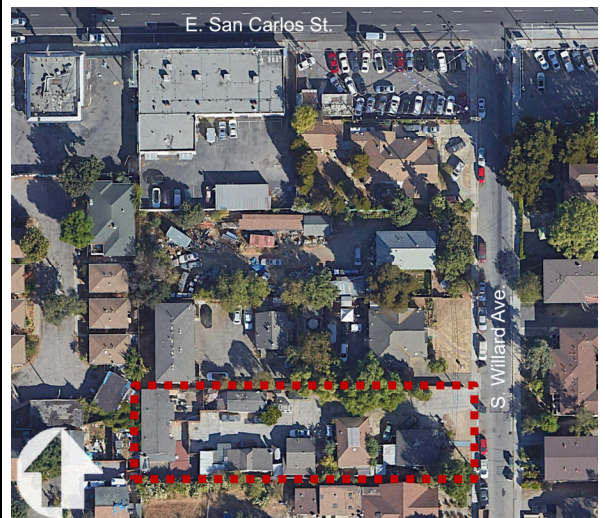
B13. Remarks:

\*B14. Evaluator: TreanorHL

\*Date of Evaluation: October 29, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 3 of 16

### \*P3a. Description, Continued:

Three aluminum windows with wide wood trims punctuate the front façade. Facing the driveway, the north façade has three aluminum sliders of different sizes—all with wood trim. The rear façade, partially hidden behind a wood fence, has a single door adjacent to what appears to be a fixed wood window. A vinyl double-hung window is to the north and a vinyl slider to the south.

Located to the west of 329 S. Willard Avenue house, Unit A is rectangular in plan. Exterior walls are stucco clad and the roof is hipped with a flat top. The primary window type is wood-sash, one-over-one, double-hung with wide trim. Roughly centered on the front (north) façade, a single door with a metal security gate is sheltered below a simple wood awning. A concrete podium with two steps is in front of the door. A window is to the west. The east façade has three openings: an aluminum slider flanked with double-hung windows. The west facade has a window at the north end and what appears to be a door to the south end, concealed behind fencing.

Unit B is a simple bungalow roughly rectangular in plan. It is clad in stucco and has a side gable roof with an extension to the southwest. Similar to Unit A, a single door with a concrete podium on the north façade is beneath a simple wood awning. Windows are a mix of vinyl sliders and single-hung; some with simple wood trims. Two single wood doors are on the west side, sheltered below the roof extension. The west façade has vertical wood cladding up to 3 feet. All doors are raised and reached by concrete steps and platforms.

Unit C to the west is complex in plan. The stucco clad building has an asphalt shingle clad hipped roof at the center flanked with shed roofs. To the west, sheds with single-clad and corrugated metal roofs are attached to the structure. Two single wood doors and two aluminum sliders punctuate the front (north) façade. A simple awning with brackets, similar to units A and B, shelter the eastern entrance while the western one is below a wider shed extension. Both doors are accessed by a concrete platform with three steps. A window on the east façade is partially boarded over.

The structure housing Units D and E is at the west end of the parcel. Roughly rectangular in plan, the building has stucco cladding and an asphalt shingle clad gable roof. The roof extends over the entrances to form two porches with wood supports which shelter the main entrance to each unit. Two single wood panel doors are on the front façade. The porch to the south is L-shaped, wrapping around the corner. The building has a mix of vinyl windows, single-hung and sliders, on the front (east) and south facades. Some openings have simple wood trims.

Unit F is the smallest structure on this parcel. Rectangular in plan, it has stucco clad exterior walls and an asphalt shingle clad gable roof. On the east façade, an L-shaped awning with brackets and square wood posts shelter a single wood panel door and an aluminum slider. Two more aluminum sliders are on the south façade, facing the driveway. Windows have no trim.

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 4 of 16



The aerial view of the 329 S. Willard Avenue property (Google Earth).



Units A (left) and B (right).



Unit C.

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 5 of 16



The building housing units D (left) and E (right).



Unit F.

### \*B6. Construction History, Continued:

The subject block and its immediate surroundings developed in the early 20<sup>th</sup> century as a residential neighborhood. The area was originally part of the grazing lands of Mission Santa Clara and later part of the Rancho de los Coches. The western portion of the rancho was purchased by Alpha Child May around 1887; the May family subdivided the land, which featured prune orchards, to create Maypark Half Acres in 1908.<sup>3</sup> A few years earlier in 1903-1904, the San Jose-Los Gatos Railway Interurban Line was constructed. The line, which ran from downtown San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos, provided easy access to downtown San Jose and opened the area to rapid residential development.<sup>4</sup>

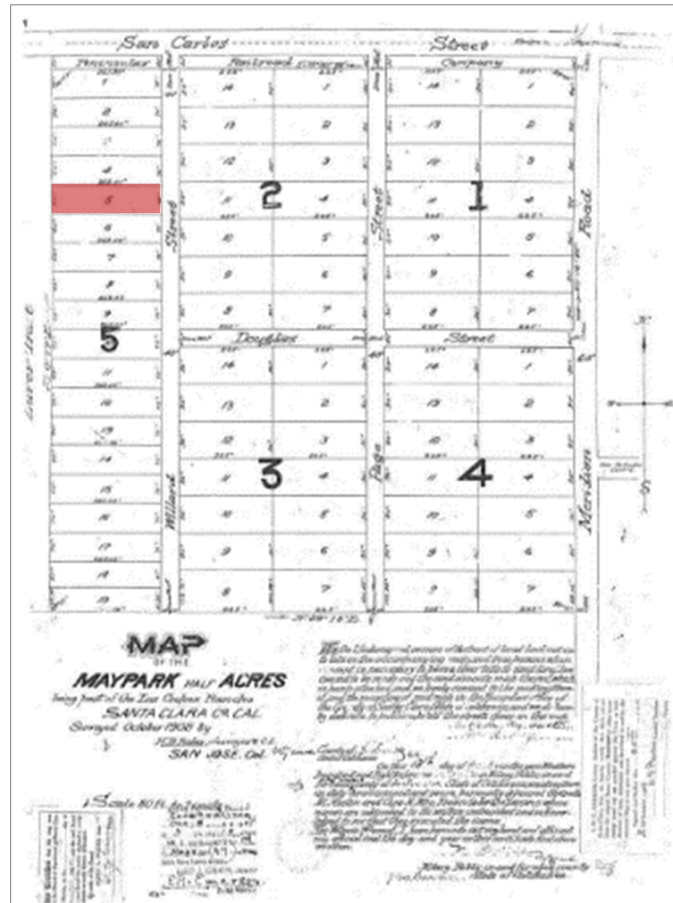
The real-estate firm of Crowe & Wilson began selling lots in [Maypark] Half Acres early in November 1908 (San Jose Daily Mercury, 11/9/1908). The lots were up to 90 feet wide and 225 feet deep, making each about half an acre in size, at least twice the size of lots in neighboring Burbank subdivisions. [Maypark] was promoted as an exclusive subdivision, closer in character to nearby Hanchett Park than to the Rose Lawn or Interurban Park subdivisions to the west. The prune trees were left in place, and it was the intention that homeowners would use their larger lots to grow fruit for their own use, plant vegetable gardens, and keep chickens.<sup>5</sup>

Maypark Half Acres consisted of five blocks with a total of 75 mostly half acres lots in unincorporated Santa Clara County. The lots on the west side of S. Willard Street, including the subject properties, are slightly smaller and have narrower frontages but greater depths than the half acre lots.<sup>6</sup>

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 6 of 16



The subject property on S. Willard Avenue is shown in red (Archives & Architecture, *Page Street Housing Project*, 2019).

The rear duplex at 329 S. Willard Avenue property first appears on the 1915 Sanborn map, possibly constructed as part of the early residential development of the subdivision.

By the mid-20<sup>th</sup> century, a regional population explosion and the suburban retail development along W. San Carlos Street changed the neighborhood from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with additional bungalows or low-rise apartments to accommodate the increasing population. Along W. San Carlos Street, many houses were converted to commercial use or replaced by new commercial buildings by the 1950s and 1960s.<sup>7</sup> The half-acre lots of Maypark had begun to serve as sites for large grouping of worker housing with four to eight bungalows appearing on many sites in the neighborhood.<sup>8</sup> Following this trend, multiple bungalows accumulated at the 329 S. Willard Avenue property from 1929 to the 1950s, either constructed here or moved from another location. By 1957, seven rental units were on the property, including the original duplex.<sup>9</sup> Even though more apartment complexes were developed in the neighborhood in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries, the subject parcel has not changed significantly since the mid-1950s. The area was annexed to the City of San Jose in 2008.<sup>10</sup>

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 7 of 16

### Construction Chronology

No building permits associated with the initial construction were found for the property. According to the Santa Clara Assessor's Office and Sanborn maps, a dwelling at the west end of the parcel (identified as 41 Willard on the map, currently known as units D-E), was constructed by 1915 and converted to a duplex in 1948.<sup>11</sup> The address first appears on the 1919 San Jose city directory. Units A, B, and C were built at or moved to the site between 1929 and 1950. In 1952, the dwelling identified as 329 S. Willard Avenue was moved from Arletta Avenue and W. San Carlos Street to its present location. According to the Santa Clara Assessor's Office, this building was originally constructed in 1920.<sup>12</sup> Unit F, a former construction shack from ca. 1930, was also moved to the site in the 1950s and made into a dwelling.<sup>13</sup> By 1957, seven rental units were on the property, including the duplex.<sup>14</sup>

- |             |  |
|-------------|--|
| 1949        | Permit application to alter the one-story single-family house by owner J. Vitale. Santa Clara County Building Inspection Department, Permit No. 12951.   |
| 1950        | Permit application to construct a one-story single-family house by owner J. Vitale. Santa Clara County Building Inspection Department, Permit No. 20021. |
| 1991 – 1992 | Reroofing, roof repair, and minor repairs. Santa Clara County Building Inspection Department, Permit No. 10608, 20666.                                   |
| 1996        | Repair sheetrock; new windows, and doors. Santa Clara County Building Inspection Department, Permit No. 66924.   |
| 1998        | Remove existing shingles, add felt and composite shingles. Santa Clara County Building Inspection Department, Permit No. 85603.                          |
| 2000        | Roofing. Santa Clara County Building Inspection Department, Permit No. 2000-4073.  |
| 2000        | Replace bedroom and bathroom windows. Santa Clara County Building Inspection Department, Permit No. 14587, 14693.  |
| 2000        | 8' by 11' overhang to create a covered porch. Santa Clara County Building Inspection Department, Permit No. 15378.                                       |
| 2001        | Add patio overhang. Santa Clara County Building Inspection Department, Permit No. 19970.   |
| 2001        | Replace entrance door. Santa Clara County Building Inspection Department, Permit No. 97119.  |
| 2006        | Demolish unpermitted shed addition. Santa Clara County Building Inspection Department, Permit No. 33779.   |

### **\*B10. Significance, Continued:**

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 8 of 16

### *Horticultural era (1870 – 1918)<sup>15</sup>*

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. The canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915. The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.<sup>16</sup>

### *Inter-War Period (1918 – 1945)*

After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.<sup>17</sup> During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.<sup>18</sup>

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.<sup>19</sup>

### *Industrialization and Urbanization (1945 – 1991)*

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.<sup>20</sup>

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 9 of 16

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.<sup>21</sup> The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.<sup>22</sup> While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.<sup>23</sup>

### Burbank Neighborhood & Maypark Half Acres Subdivision

In the early 19<sup>th</sup> century, the subject parcel was originally part of lands belonging to the Mission Santa Clara. By 1844, after the secularization of the Mission in the previous decade, the Rancho de los Coches was established on approximately 2,219 acres. The portion of the former Rancho de los Coches that the project site occupies was surrounded by large parcels of agricultural land for many decades. The agricultural land had a diverse use from raising stock to growing fruits, vegetables, and grains. In 1903 access to surrounding communities was provided by the establishment of the San Jose & Los Gatos Interurban Railroad. This new rail line ran along Stevens Creek Boulevard (formerly Stevens Creek Road and present-day W. San Carlos Street) and connected the Burbank neighborhood to downtown San Jose and neighboring Los Gatos. Soon after the establishment of the rail line a new school was constructed—the Luther Burbank School (1906)—to accommodate the growing population in the area. Additional suburban neighborhoods were established along the rail line as there was now an easy and convenient way to get to the downtown commercial core of the city. The typical ride to downtown from one of the newly established subdivisions in the Burbank neighborhood set riders back five cents and took approximately ten minutes. By 1927 a section of Stevens Creek Road was renamed W. San Carlos Street. However, by the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was W. San Carlos Street/Stevens Creek Boulevard, as the street had become a main thoroughfare. Soon the area including the subject properties became a commercial center on the west side of the City.<sup>24</sup>

"Two early subdivisions [Maypark Half Acres and Zuyer's Subdivisions] are located on the south side of West San Carlos Street [...]. While originally developed for residential use, the parcels that front West San Carlos Street are presently contemporary commercial structures, built about mid-twentieth century or later. Both [subdivisions] were originally intended to be large lot subdivisions in a suburban setting. However, the area did not develop as intended; almost all of the residential lots that exist today within these subdivisions were the result of lot splits of these half-acre parcels. The lots facing San Carlos were originally intended to be residential, and many were developed early in the century with the fronts of the houses facing what was then Stevens Creek Road. Only a few houses remain along the strip, these houses now converted to commercial use. Others were relocated or demolished to accommodate new commercial development that occurred mainly after World War II."<sup>25</sup>

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 10 of 16

The area around the subject property had been part of the Maypark Half Acres Subdivision. Acquired in 1890, by Alpha C. May, a retired judge from Wisconsin, the 40-acre parcel including parts of Stevens Creek Road and cross streets on the south side including Willard Street, Page Street and Meridian Road was subdivided by owner Cora A. May in 1908. Historically this has been considered part of the greater Burbank District but today it is also sometimes identified as part of the Buena Vista neighborhood. A 1908 newspaper advertisement for lots in Maypark Half Acres described improvements such as graded and curbed streets, cement sidewalks, and access to the city sewer line.<sup>26</sup>

Between the wars the population grew, as did commuters' reliance on the automobile. The completion of the Bayshore Highway in the late 1930s connected San Jose to San Francisco and spurred additional suburban development. The highway also reinforced the growing dominance of the automobile as the preferred method of transportation in the region for day-to-day commuting. By the 1940s with population in the suburbs growing, many public utility services were provided to the Burbank neighborhood. The Burbank Sanitary District was established, and other improvements were made in the neighborhood—streetlights installed, curbs and gutters constructed, and eventually a sewer system.<sup>27</sup>

Today, the Burbank neighborhood is an ethnically and culturally diverse area of the city. It features a mix of commercial and residential areas. The commercial areas line W. San Carlos Street while the residential areas are located off the commercial streets. Older retailers generally dominate the commercial core in the neighborhood. Many temporary businesses and auto related retailers now operate on W. San Carlos Street. The residential areas exhibit a mix of architectural styles—Craftsman, Tudor, Colonial Revival, Spanish Revival, Contemporary and Midcentury Modern.<sup>28</sup>

### West San Carlos Street

Running east to west, W. San Carlos Street is a commercial and transportation corridor connecting downtown San Jose to the western neighborhoods. Almost all extant buildings along the corridor were constructed in the 20<sup>th</sup> or 21<sup>st</sup> centuries. According to the *West San Carlos Historic Context*, two major events and periods that shaped 20<sup>th</sup> century development patterns along this street:

1. The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904, which provided easy access to downtown San Jose for the first time,
2. The post-World War II regional population explosion and a new trend toward suburban retail development which transformed the area from a predominantly residential district to a thriving commercial corridor.<sup>29</sup>

The western portion of W. San Carlos Street was subdivided into large agricultural parcels in the mid-19<sup>th</sup> century and remained a ranch and orchard district with relatively large parcels and few structures through the early 20<sup>th</sup> century. The eastern portion of the street, which is closer to downtown San Jose, was divided into smaller ten-acre parcels which were suitable for either small-scale agriculture or urban development.<sup>30</sup>

The construction of the San Jose-Los Gatos Railway Interurban Line in 1903-1904 opened the area to rapid residential development by providing easy access to downtown San Jose. The line ran from San Jose along W. San Carlos Street and Stevens Creek Road heading east to Los Gatos.<sup>31</sup> The parcels along W. San Carlos Street had been transformed from a remote agricultural and industrial district into a streetcar suburb of San Jose by 1915 with a well-defined residential corridor of small, single-family houses and corner stores on narrow, deep suburban parcels. The oldest extant buildings in the area were

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 11 of 16

originally built as small houses in the early 20<sup>th</sup> century. As automobile transportation grew more popular during the mid-1920s, construction of both commercial and residential buildings spiked. Even though the single-family house was still the most predominant building type, there were also some multi-unit residential buildings and complexes by the late 1920s.<sup>32</sup> Many of the study area residents in the early 20<sup>th</sup> century were small business owners operating backyard businesses including plumbing, auto repair, and building materials.<sup>33</sup>

As automobile transportation increased in the late 1920 and 1930s, the Interurban lines were discontinued, and streets were widened for more automobile traffic. Population growth and the increasing use of automobile transportation spurred suburban development on the outskirts of San Jose in the late 1920s, including commercial development (new stores and auto courts) along W. San Carlos Street and Stevens Creek Road. The Santa Clara Valley economy started to transition from agriculture to a military industry in the early 1930s. During World War II, there was a huge increase in military investment in the valley which resulted in the beginning of the industrialization and urbanization era in San Jose.<sup>34</sup>

After World War II, a regional population explosion—a result of annexation policies, a national postwar baby boom, and continuing migration to the Bay Area from the South and the Midwest—and a new trend toward suburban retail development changed W. San Carlos Street and its surroundings from a predominantly residential district to a thriving commercial corridor. The existing residential lots were filled in with apartments or in-law units to accommodate the increasing population. By 1950, many houses were converted to commercial use or replaced by new commercial buildings—a trend that continued into the 1960s. Linking San Jose to the western areas of Santa Clara Valley, W. San Carlos Street became a commercial corridor of mostly automobile businesses and strip retail stores fronted by large parking lots.<sup>35</sup> The W. San Carlos Street retail corridor declined in the 1970s and 1980s, unable to compete with modern shopping centers and regional malls in San Jose and throughout the valley.<sup>36</sup> In the 2000s, large multi-unit residential complexes have been developed on W. San Carlos Street, such as Buena Vista Midtown at 1535 W. San Carlos Street and Meridian at Midtown Apartments at 1432 W. San Carlos Street, replacing former commercial buildings.

### Architect/Builder

The research did not reveal any architects or builders associated with the subject property.

### Architectural Style

Constructed ca. 1915, the main house at 329 S. Willard Avenue exhibits some characteristics of the Craftsman architectural style. The Craftsman style is part of the Arts and Crafts period which was represented in San Jose from circa 1900 to 1925. The style was originally inspired by Green brothers who practiced in Pasadena from 1893 to 1914.<sup>37</sup> Adding to the dominance of the style was the fact that Craftsman style house kits were easily purchased by catalog for reasonable prices and shipped all over the country by railroad. Soon the Craftsman style was the most popular style of houses nationwide. The exterior of a Craftsman house was typically asymmetrical and featured a low-pitched roof, as well as wide eave overhangs and a partial- or full-width porch. The porch roof was typically supported by tapered or square columns that extended all the way to the ground. Most Craftsman style houses were one to one-and-a-half stories in height. The interior a typical Craftsman house often featured high wainscot, a stairway from the living room to upstairs, and simple wood trim at windows and doors.<sup>38</sup> The houses constructed during this period were horizontally emphasized. The characteristics of the style can be listed as:

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 12 of 16

- Low-pitched gabled (occasionally hipped) roof,
- Decorative beams or braces under gables,
- Gabled/Hip dormers,
- Exposed rafters,
- Wide eaves,
- One-over-one, double-hung windows, or one-light, fixed window; with fixed transom,
- Prominent lintels and sills,
- Full or partial, open porch with square posts and tapered arched openings,
- Outside siding: wood clapboard, stucco,
- Concrete or brick foundation.<sup>39</sup>

The bungalows are modest vernacular dwellings without definite architectural styles.

### Occupants

1919 – 1920	John Policicchio, chipper
1923	John Pacheco
1924	Vincent Ravine, laborer
1924 – 1928	Rafael Inglieri, molder
1933 – 1935	Paul Paolo, rancher
1936	William A. and Edith C. Pierce, salesman; John and Ann Puett, plasterer
1938	John and Ann Puett, plasterer
1939	Anna M. Richter, Kay G. Berry, Fred L. and Jayne Cordes
1947	H. E. Smallwood, J. A. Clem, L. Duke, F. Loper, J. Taufer, R. Wilcox
1950	P. Paladine, R. Purton, M. Vierra, J. Vitale, W. Webb
1957	A. D. Nelson, W. J. Ring, V. G. Reed, C. L. Jones, Vacant, V. Palacios, T. Campoli
1960	A. D. Nelson, G. C. Webb, F. L. Price, Vacant, E. W. Roberts, R. L. Cull, D. B. Nante
1965	W. Rhea, L. G. Carrillo, G. W. Mathews, K. Mullholland, L. Rios, J. Jones, Vacant
1973	Vacant, J. J. Ponte, M. Perez, Vacant, A. J. Fong, K. E. Gentry
1977	L. Cervantez, A. Rocha, J. Brown, M. R. Gomes, D. Aleman, K. E. Gentry
1979	L. Cervantez, A. Rocha, R. Sinclair, M. R. Gomes, E. Nuckolls, L. Duffett

### ***Current Historic Status***

The subject parcel has not previously been identified on any local, state, or national historic resources inventory.

### ***Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation<sup>40</sup>***

#### *Criterion A/I – Association with significant events*

The group of bungalows at 329 S. Willard Avenue were developed within the span of a few decades, starting pre-1915 to until the 1950s. The parcel was originally part of the Maypark Half Acres subdivision; however, its development did not follow the typical pattern featuring a single-family house

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 13 of 16

with accessory structures. The first dwelling was constructed before 1915, and the others were either constructed or moved to here from 1929 to the 1950s. Even though the timeline is not certain, addition of multiple bungalows to the site loosely follows the mid-20<sup>th</sup> century development pattern associated with the postwar population boom. Multiple residential units, including bungalows, in-law units, or low-rise multi-unit residential buildings, were added to the existing lots in the neighborhood. However, the subject property at 329 S. Willard Avenue was not found to have been associated with the residential development of the Maypark Half Acres subdivision, the Burbank neighborhood and San Jose in an individually significant way within the broader context of early to mid- 20<sup>th</sup> residential development. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

### *Criterion B/2 – Persons*

No persons of known historical significance appear to have been associated with the subject property. None of the owners or occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

### *Criterion C/3 – Architecture and Construction*

Developed in the early to mid-20<sup>th</sup> century, the bungalows at 329 S. Willard Avenue are vernacular structures. Even though some features of the buildings, especially the main house, are reminiscent of the Craftsman architectural style, none can be considered exemplary representatives of the style. The buildings are of common construction and materials with no notable or special attributes, and they do not possess high artistic value. No architect, designer or builder has been identified for the property.

The grouping of multiple bungalows on this property is reminiscent of the bungalow courts which were popular in the Burbank area in the 1920s and 1930s. However, the bungalow courts usually featured thoughtfully designed individual or attached dwelling units around a courtyard or a driveway. The units at the subject property were constructed over time or moved from other locations, so, it does not give the impression of a planned development. Compared with other bungalow courts in the neighborhood and San Jose this property has less architectural identity and appears more of a mismatched collection of buildings.<sup>41</sup> Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

### *Criterion D/4 – Information Potential*

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the on the NRHP or CRHR under Criterion D/4.

### *Integrity*

The property at 329 S. Willard Avenue features multiple bungalows that were moved from other locations, therefore, the integrity of location is diminished. The property retains its integrity of association and feeling since it has been used for residential purposes. The integrity of design, materials, and workmanship of each unit is diminished due to alterations over time. Integrity of setting has been compromised by nearby development, especially with the addition of apartment buildings on S. Willard Avenue and multi-unit residential complexes on W. San Carlos Street.

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 14 of 16

### ***San Jose City Landmark Evaluation***

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Developed during the first half of the 20<sup>th</sup> century, the property at 329 S. Willard Avenue is loosely associated with the residential development of the Maypark Half Acres subdivision and the Burbank neighborhood. However, it is not associated with within the broader context of early to mid- 20<sup>th</sup> residential development since it followed an already established trends. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*

The subject property does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, it is one of several properties that reflect the early to mid-20<sup>th</sup> century development in the neighborhood. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The subject property does not appear to portray the environment of a group of people in an era of history through its architectural style. The bungalows are mostly vernacular with some Craftsman features; they do not stand out as exemplary extant illustrations of the architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

The subject property is reminiscent of a bungalow court due to its arrangement of multiple residential structures around a central courtyard/driveway. The bungalow courts were popular in the Burbank area in the 1920s and 1930s; however, they usually featured a group of thoughtfully designed individual or attached dwelling units. The units at the subject property were constructed over time or moved from other locations, so, it does not give the impression of a planned development. Compared with other bungalow courts in the neighborhood and San Jose this property has less architectural identity and appears more of a mismatched collection of buildings. It does not embody distinguished characteristics of a bungalow court. The property does not appear to be eligible as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose.*

No architect, designer or builder has been identified for the property. The property does not appear to be eligible as a City Landmark under Criterion 7.

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 15 of 16

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The buildings on the parcel did not make use of architectural innovations and used typical building materials and details of the time. The property does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, 329 S. Willard Avenue cannot be considered a historic resource since the property does not appear individually eligible for listing on the National Register and California Register or as a City of San Jose Landmark as it does not have significance under any criteria.

### \*B12. References (Endnotes):

<sup>1</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>2</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>3</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

<sup>4</sup> Marjorie Dobkins, Ph.D. and Basin Research Associates, *West San Carlos Historic Context City of San Jose, Santa Clara County* (April 2011), 17-18.

<sup>5</sup> Franklin Maggi, Archives & Architecture, *315 S. Willard Avenue DPR Form*, October 24, 2005.

<sup>6</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 11.

<sup>7</sup> Dobkins, 56.

<sup>8</sup> Archives & Architecture, *Page Street Housing Project, Historic Resources Survey Report* (12.11.2018, rev. 01.04.2019), 14.

<sup>9</sup> Santa Clara County Assessor's Office.

<sup>10</sup> City of San Jose Public Information Search.

<sup>11</sup> Santa Clara County Assessor's Office.

<sup>12</sup> Santa Clara County Assessor's Office.

<sup>13</sup> Santa Clara County Assessor's Office; Sanborn maps.

<sup>14</sup> Santa Clara County Assessor's Office.

<sup>15</sup> Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

<sup>16</sup> Winter & Company, *Your Old House*, 13-16.

<sup>17</sup> Laffey, *Historical Overview and Context for the City of San Jose*, 9.

<sup>18</sup> Winter & Company, *Your Old House*, 13-16.

## CONTINUATION SHEET

Property Name: 329 S. Willard Avenue

Page 16 of 16

<sup>19</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.

<sup>20</sup> Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

<sup>21</sup> PAST Consultants, *San Jose Modernism*, 26-27; Winter & Company, *Your Old House*, 13-16.

<sup>22</sup> PAST Consultants, *San Jose Modernism*, 26-27.

<sup>23</sup> Winter & Company, *Your Old House*, 15.

<sup>24</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Dobkins, 14, and 17-18.

<sup>25</sup> *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, 27.

<sup>26</sup> Dobkins, 38.

<sup>27</sup> Dobkins, 20 and 44.

<sup>28</sup> City of San Jose, *Neighborhood Improvement Plan – Burbank/Del Monte, Neighborhood Profile*, <https://sanjoseca.gov/DocumentCenter/View/2750> (accessed April 11, 2019).

<sup>29</sup> Dobkins, 58.

<sup>30</sup> Dobkins, 57.

<sup>31</sup> Dobkins, 17-18.

<sup>32</sup> Dobkins, 58.

<sup>33</sup> Dobkins, 46.

<sup>34</sup> Dobkins, 20-22.

<sup>35</sup> Dobkins, 23-25.

<sup>36</sup> Dobkins, 56.

<sup>37</sup> “Arts and Crafts Period,” Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.

<sup>38</sup> Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Knopf, 2013), 566-570; and Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W. W. Norton & Co., 1998), 81.

<sup>39</sup> Edited from “Arts and Crafts Period,” Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25.

<sup>40</sup> National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm) (accessed April 26, 2017); California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6 (Sacramento, 2001), 1.

<sup>41</sup> Marben Associates, *Burbank Historic Home Survey* (February 28, 1993).