

Appendix C

DPR Forms - Historical Evaluation



July 6, 2023

Dana Peak, Historic Preservation Officer
City of San Jose – Planning Department
200 West Santa Clara St.
San Jose CA 95110

RE: 125 Kirk Avenue, San Jose

Dear Dana,

Under cover of this letter you will find the revised Historic Resource Evaluation (DPR 523 – Primary and Building Structure and Object), describing the referenced property. The parcel contains an altered 1937 house, a garage, and sheds.

The HRE was initially provided for the property located in the County of Santa Clara and followed the County criteria. The property is being annexed to the City of San Jose the CEQA Lead Agency. The HRE has been revised to consider the criteria used by the City of San Jose. The evaluation determined the property is not a historic resource because it is not eligible for listing in the California Register of Historical Resources, or as a City Landmark. Other minor typos were also corrected in the revision.

The property was agricultural for years after being subdivided as the Keith Subdivision filed in 1909. The small Vernacular Craftsman house was constructed between 1935 and 1937 for sisters Emma and Ann Boes. Both were part of the educated workforce in public service until they retired. During their ownership and after it sold, the house was remodeled and expanded. The house is wood-frame stucco siding and is not of high artistic value or craftsmanship. The evaluation for significance concluded that the property was not significant to the history of San Jose or Santa Clara County. It is not associated with an event or person of importance and is not an example of fine design or construction.

Please contact me if you have questions regarding this evaluation.

Best regards,

A handwritten signature in blue ink that reads "Bonnie Bamberg".

Bonnie Bamberg

Bonnie Bamberg, owner
10710 Ridgeview Avenue
San Jose California
95127
USA

Phone: 408-254-7171
Fax: 408-254-0969
E-mail: bbamberg@USA.net

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other listings none
Review Code NA Reviewer Urbam Programmers

Date 6.26.2023

Page 1 of 19 *Resource Name or #: (Assigned by recorder) 125 Kirk Ave. San Jose
P1. Other Identifier: Unincorporated Santa Clara County across from Linda Vista School

*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 Location: Not for Publication Unrestricted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 125 Kirk Avenue City San Jose Zip 95127

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 604067.02mE/4137332.3 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 601-07-066

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Located in an urbanized area across from Linda Vista Elementary School, the property of approximately 1.5 acres contain a 1937 variation of a Craftsman Bungalow style that has been altered and enlarged. About 1970, a three-bay garage was constructed and set behind the house on the flat property.

The main house is a wood frame single-story building with an off-set double gable on the south end of the front façade. The forward gable over the porch and the second gable part of the main building. Tall, paired windows are next to the porch and two more sets are in the front facade. The building has been enlarged extending 2 wings in the rear.



*P3b. Resource Attributes: (List attributes and codes) HP 2-single-family

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

P5b. Description of Photo: (view, date, accession #) Front Façade 2/6/2022

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1937 Assessor's Record

*P7. Owner and Address:
Unionave, LLC
c/o 125 Kirk Ave
San Jose CA 95127

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA 95127

*P9. Date Recorded: 6/26/2023 update

*P10. Survey Type: (Describe) Intensive

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

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

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

Artifact Record Photograph Record Other (List): _____

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Page 2 of 19 *Resource Name or # 125 kirk Ave. San Jose, Santa Clara County

*Recorded by: Urban Programmers *Date 6/26/2023 Continuation Update

The additions have pitched roofs creating a cross gable roof structures. Like the rest of the building the rear and sides are sheathed with horizontal board siding, the front façade and parts of the side façade are original while the additions are somewhat different. There is a design with vertical board filling the peaks of the roof. Windows are mostly hung styles. The wings in the rear create a small courtyard where the rear wall of the house sets back with the back door and two windows. It appears the house was enlarged c. 1970 (permits were not found and Sanborn maps do not cover this area). The rear residential yard is defined by a 3 ft. high brick wall. The rest is devoted to vehicle repair and storage.

The building is well cared for as is the extensive hardscape of paths and rock filled areas of landscaping in the front yard. The rear is packed earth with miscellaneous storage.

The second building is a pitched roof 3 bay-garage with contemporary lift doors. This wood frame structure is covered in stucco. Vehicle lifts made of concrete blocks and covered sheds are the remains of vehicle storage and repair.

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*Recorded by: Urban Programmers *Date 6/26/2023 Continuation Update

P 3 Photographs Continued



Photograph 1 125 Kirk Ave. San Jose
View: Front yard with front façade of the house
Date February 19, 2022

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Page 4 of 19 *Resource Name or # 125 kirk Ave. San Jose, Santa Clara County

*Recorded by: Urban Programmers *Date 6/26/2023 Continuation Update



Photograph 2 125 Kirk Ave. San Jose
View: South façade, note the extension of the side wall.
Date February 19, 2022

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*Recorded by: Urban Programmers *Date 6/26/2023 Continuation Update



Photograph 3 125 Kirk Ave. San Jose

View: North façade. Note where the addition attaches, roof line change

Date February 19, 2022

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*Recorded by: Urban Programmers *Date 6/26/2023 Continuation Update



Photograph 4 125 Kirk Ave. San Jose
View: Rear showing the two enlarged wings of the building.
Date February 19, 2022

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*Recorded by: Urban Programmers *Date 6/26/2023 Continuation Update



Photograph 5 125 Kirk Ave. San Jose- Garage

View: South side with three lift up doors.

Date February 19, 2022

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*Recorded by: Urban Programmers *Date 6/26/2023 Continuation Update



Photograph 6 125 Kirk Ave. San Jose- Garage
View: East end, single doorway.
Date February 19, 2022

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*Recorded by: Urban Programmers *Date 6/26/2023 Continuation Update



Photograph 7 125 Kirk Ave. San Jose- Rear yard
View: Facing north, open sheds, parking and remains of vehicle lift area
Date February 19, 2022

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 125 Kirk Ave. San Jose *NRHP Status Code 6Z

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B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman Bungalow(-variation- modified)

*B6. Construction History: (Construction date, alterations, and date of alterations)
 House Constructed 1937, additions and alterations c.1970
 Garage Constructed c.1970

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area San Jose/Santa Clara County

Period of Significance 1937-1950 Property Type House Applicable Criteria NA

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

The buildings on the property at 125 Kirk Avenue are not important to the history or architectural heritage of Santa Clara County or the City of San Jose. The property is not associated with events or people who were significant in local history and the architecture is not a good example of the Craftsman style.

Background: The property is lots 7 (house) and lot 8 (vacant) of the Keith Track between Alum Rock Avenue and Madeline Drive in the Alum Rock Area of the East San Jose Hills. The subdivision was filed in 1909 with many of the parcels remaining in agricultural use until the 1920s-1930s. In 1935, Harry C. Darling and his wife Edna owned several of the parcels in the track. They sold Lot 7 in 1935 to sisters Emma F. and Ann T. Boes who had a small Craftsman style house constructed on the property. Anna was listed in the 1894 San Jose Directory as the principal at Berryessa School District. She is retired, listed as a homemaker when the house was constructed. Emma Boes is listed in the City Directories and the Santa Clara Voter Rolls from 1896 until she retires in c. 1950, employed at the County Recorder's Office. In the 1937 Voter Roll, the year the house was constructed,

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

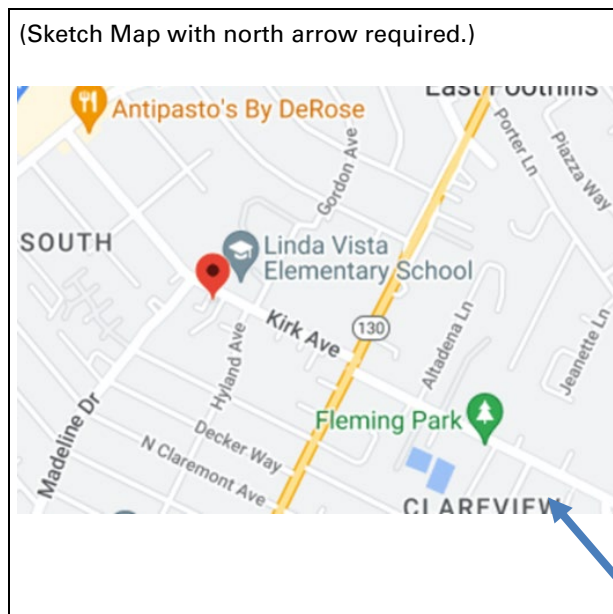
*B12. References:
 See pages 17-19

B13. Remarks:

*B14. Evaluator: Bonnie Bamburg

*Date of Evaluation: 6/26/2023

(This space reserved for official comments.)



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it shows that Emma worked in the County Recorder's office and Ann (retired) was at home in their new house at 25 Kirk Avenue (Rt.3 Box 474 A). By 1943, Emma Bose was the Deputy County Clerk.¹ In subsequent voter rolls and in the San Jose City Directories Emma Boes is listed through 1966 retired and living at 125 Kirk Ave. In 1944 the sisters purchased Lot 8 behind their home on Lot 7 of the Keith Track.^{2 3} After the sisters passed away, the property was inherited by their nephews and nieces, Eldred Boes, Jane Hutchins, Fred Boes, and Ethel Boes. The house was enlarged in 1970 and occupied by relatives.⁴

In 1977 the two lots were sold to Manuel D. Conceicao, Alden Conceicao and Manuel John conceicao and Jkda Kee Conceicao.⁵ The family lived next door and knew the property and owners. They may have been using g the rear yard to repair cars prior to purchasing the property.⁶⁷ They are listed in the City Directory for years 1970-77 living next door at 133 Kirk Avenue Apartment 10. In 1993 the property was placed in the Conceicao Trust and appears to have been rented to various family members. The rear (lot 7) also appears to have been rented for different uses, mostly related to vehicles and storage. The property was sold by the trust in 2021 to Unionave LLC. the current owner.

¹ San Jose City Directory, R.L. Polk Publishing company San Francisco 1943.

² MAP OF THE KEITH TRACT", IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, Which Map Was Filed For Record In The Office Of The Recorder Of The COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, On May 25, 1909, In Book M Of MapsS, At Page 64.

³ Deed from Harry C. Darling and Edna M. Darling to Emma E. Boes and Ann I. Boes recorded 3/20/1944 Book 1196 Official cords, page 63.

⁴ Interview with next door neighbor at 117 Kirk Avenue whose family has lived there since 1950 (wished to remain anonymous) June 6,2023

⁵ Deed from to Manuel D. Conceicao and Alden Conceicao ad Mabel John Conceicao and Jlda Kne Conceicao recorded 7/20/1977 Series #5725229.

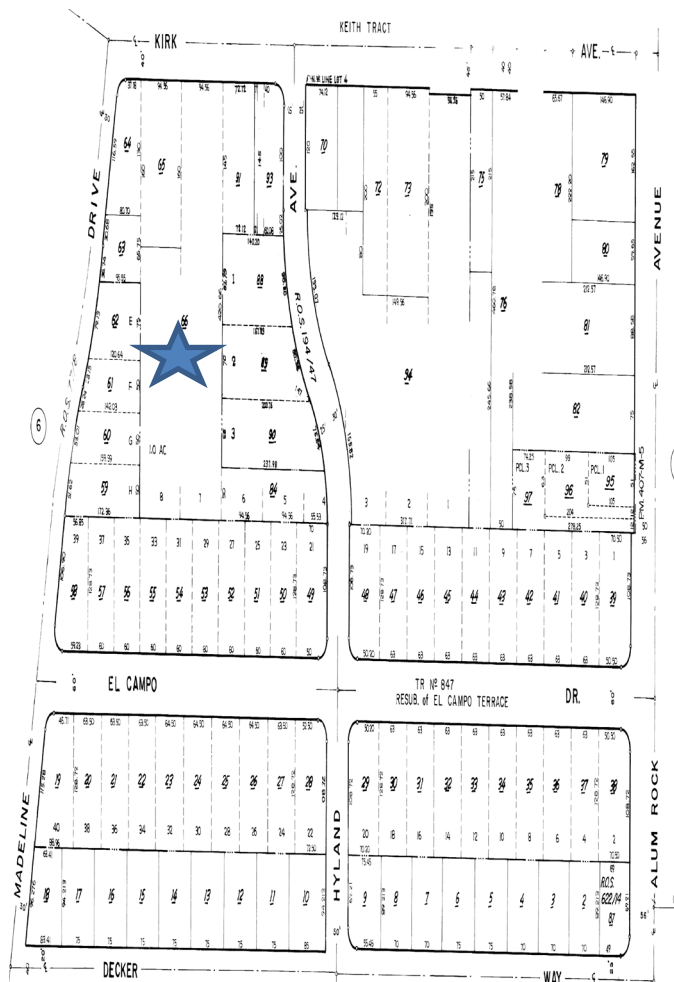
⁶ Interview with next door neighbor at 117 Kirk Avenue whose family has lived there since 1950 (wished to remain anonymous) June 6,2023.

⁷ San Jose City Directory, 1969, 1970-1977

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Santa Clara County Assessor's Map.
Book 601
Page 07
Parcel 066

Regulatory Framework:

Evaluation - California Register of Historical Resources (CRHR) - Criteria for listing

The State has designed the California Register of Historical Resources (CRHR) program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The Register is the authoritative guide to the state's significant historical and archeological resources.

Properties that qualify for listing in the CRHR are considered historic resources under the California Environmental Quality Act and Guidelines (CEQA). The alteration or demolition of these resources would cause a significant adverse change to the environment.

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To apply the 4 criteria of the CRHR it is first necessary to establish the context, theme, and period of significance.

The context for the property at 125 Kirk Road is the Inter War Era 1918-1945 including a time of growth after WWI until the Great Depression 1927-1941. The house at 125 Kirk Ave was constructed in 1937, on property purchased in 1935 by sisters Emma F. and Ann T. Boes. Ann was a Principal in the Berryessa School District and Ema worked in the County Records Office. The small house reflected the conservative economic times and the modest needs of the working women. The theme is residential architecture and the period of significance is 1937-1977 when the property sold and was altered,

The criteria for listing in the CRHR are;

Criterion 1, 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.

The property at 125 Kirk Avenue is not associated with events that have made a significant contribution to broad patterns of history. The private residence is not connected to important events or patterns.

Criterion 2. Associated with the lives of persons important to local, California or national history.

The original owners, and occupants associated with the property were employed in education and public service and were not found through research to have been influential in local, state, or national history.

Criterion 3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

The house at 125 Kirk Avenue is a very modest version of the Craftsman Bungalow style, that has been enlarged and altered. It is not distinctive architecture, or method of construction, and is not of high artistic value.

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Criterion 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The property at 125 Kirk Avenue was part of agricultural land (grazing and orchards) prior to the development of the buildings and structures. It is unlikely the land would yield important information about prehistory. However, this evaluation did not include an archaeological survey.

Determination: As described above, the property at 125 Kirk Avenue does not meet the standard of significance under any of the above criteria for listing in the California Register of Historic Resources. The property and buildings are not a historical resource property.

San Jose Municipal Code: Chapter 13.48 - HISTORIC PRESERVATION

(italics are copied from the code). The property is located in Santa Clara County in an unincorporated area and is being annexed to the City of San Jose (lead agency for CEQA).

The following 8 criterion were adopted by the City of San Jose to determine the significance of a property.

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

The buildings at 125 Kirk Avenue do not exhibit character, interest, or value as part of the local, regional, state, or national history, heritage, or culture. The property was developed as a single-family house with modest architectural design or character. In 1970 the house was enlarged and additional buildings and sheds constructed that do not exhibit architectural distinction.

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

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The buildings at 125 Kirk Avenue are located on former orchard, that was likely grazing land before being planted. The land was subdivided and sold for a single-family homes. The property is not a site of historical significance in San Jose or Santa Clara County. It is not located on the site of a significant historical event.

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

The building at 125 Kirk Avenue is not associated with persons of significance who contributed to the local, regional, state, or national culture or history. The buildings were developed as a single-family house for two sisters, in the Keith Tract subdivision. The two sisters were the owners and occupants of the house during the period of significance, 1937-1970. During this time they worked for locally and retired as part of the workforce in Santa Clara County. Research did not identify any persons of significance identified with the property.

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

The buildings at 125 Kirk Avenue do not exemplify the culture, economic, social, or historic heritage of San Jose. The buildings was one of the small single-family homes s constructed in Keith Tract of in an unincorporated area of Santa Clara County..

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

The buildinga at 125 Kirk Avenue do not portray the architecture of a particular group of people in an era of history. The buildings were developed as a single-family residence with minimal architectural style that is not distinctive of any specific culture or group..

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

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The buildings at 125 Kirk Avenue do not embody distinguishing characteristics of an architectural type or style. The single-family, one-story house was constructed in an efficient vernacular Craftsman Bungalow design that was enlarged and altered in 1970. It is a wood frame construction covered in stucco. The linear form where the original fenestration has been changed when the façade was remodeled. *The buildings and sheds are not identified as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

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 at 125 Kirk Avenue do not embody unique or innovative design or materials. The wood frame single-story, linear form house and ancillary building are standard construction with common building materials.

Determination: Considering the 8 criteria adopted by the City of San Jose, the building at 384 S. Baywood Avenue does not qualify for nomination as a City Landmark.

Findings of the Evaluation: As described above, the property at 125 Kirk Avenue does not meet the standard of significance under any of the above criteria for San Jose City Landmark or for listing the California Register of Historic Resources. It is not a historical resource property.

B 12: Sources consulted and References: (Continued)

Unpublished:

Santa Clara County Historic Resources Inventory Through 1999).

Official Records:

¹ MAP OF THE KEITH TRACT", IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 25, 1909, IN BOOK M OF MAPS, AT PAGE 64.

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2. Deed from Harry C. Darling and Edna M. Darling to Emma E Boes and Ann T. Boes recorded 7/9/1935 in Book 733 Official Records page 289

3. Deed from Harry C. Darling and Edna M. Darling to Emma E. Boes and Ann I. Boes recorded 3/20/1944 Book 1196 Official cords, page 63.

4. Deed to Manuel D. Conciecao and Alden Conceicao ad Mabel John Conceicao and Jlda Kne Conceicao recorded 7/20/1977 Series #5725229.

Interview:

June 6, 2023, Male neighbor-next door neighbor at 117 Kirk Avenue whose family has lived there since 1950 who wished to remain anonymous.

Published Works consulted (not referenced)

Arbuckle, C., Clyde Arbuckle's History of San Jose, Smith McKay, San Jose, 1985.

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Repositories Consulted

Dr. Martin Luther King Jr. Memorial Library, San Jose Main Library, California Room. (online)

Santa Clara County Recorder's Office, Official Records and Deeds

History San Jose, Archives

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

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