

**Appendix C**  
**Historical Evaluation**

TREANORHL

RESIDENCIAS ARIANNA 1298 TRIPP AVE., SAN JOSE, CA  
HISTORIC RESOURCE ASSESSMENT

*DRAFT*

March 1, 2022



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## 1. INTRODUCTION

Denise Duffy & Associates has requested TreanorHL to evaluate the six properties comprising the site of the proposed Residencias Arianna for the potential to be listed in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and as local landmarks. These properties include the following parcels: APNs 249-66-001, -013, -033, -037, -038, and -040. The buildings on the site are currently not listed on any national, state, or local historic inventory. Santa Clara County Assessor's property records indicate that five of the buildings on the subject parcels were constructed over 45 years ago. One property, APN 249-66-001, was constructed in 1977, 44 years ago.

## 2. SUMMARY OF FINDINGS

An evaluation of the subject properties at 380 26<sup>th</sup> Street, 1298-1342 Tripp Avenue, and 341-349 Wooster 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.

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.

## 3. METHODOLOGY

TreanorHL conducted a site visit on February 8, 2022 to evaluate the existing conditions, historic features, and architectural significance of the subject properties. To evaluate the historic significance of the properties, online and in-person 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.

## 4. PROPERTY DESCRIPTION

Encompassing six parcels, the L-shaped project site is in the Wooster-26<sup>th</sup> and East-West Citadel neighborhoods of central San Jose. The site sits at the northwest corner of the block bound by Wooster Avenue to the east, E. Julian Street to the south, N. 26<sup>th</sup> Street to the west, and Tripp Avenue to the north. The site currently features three low-rise apartment buildings, and three single-family houses. Outside the boundaries of the project site within the block are other single- and multi-family residential buildings. The surrounding area consists of a mix of residential and commercial buildings, light industrial buildings, and a school on Wooster Avenue.





Figure 1. The proposed project site, outlined in dashed red, on the block bounded by Wooster Avenue, N. 26<sup>th</sup> Street, Tripp Avenue, and E. Julian Street (Google Earth, imagery date September 2020).

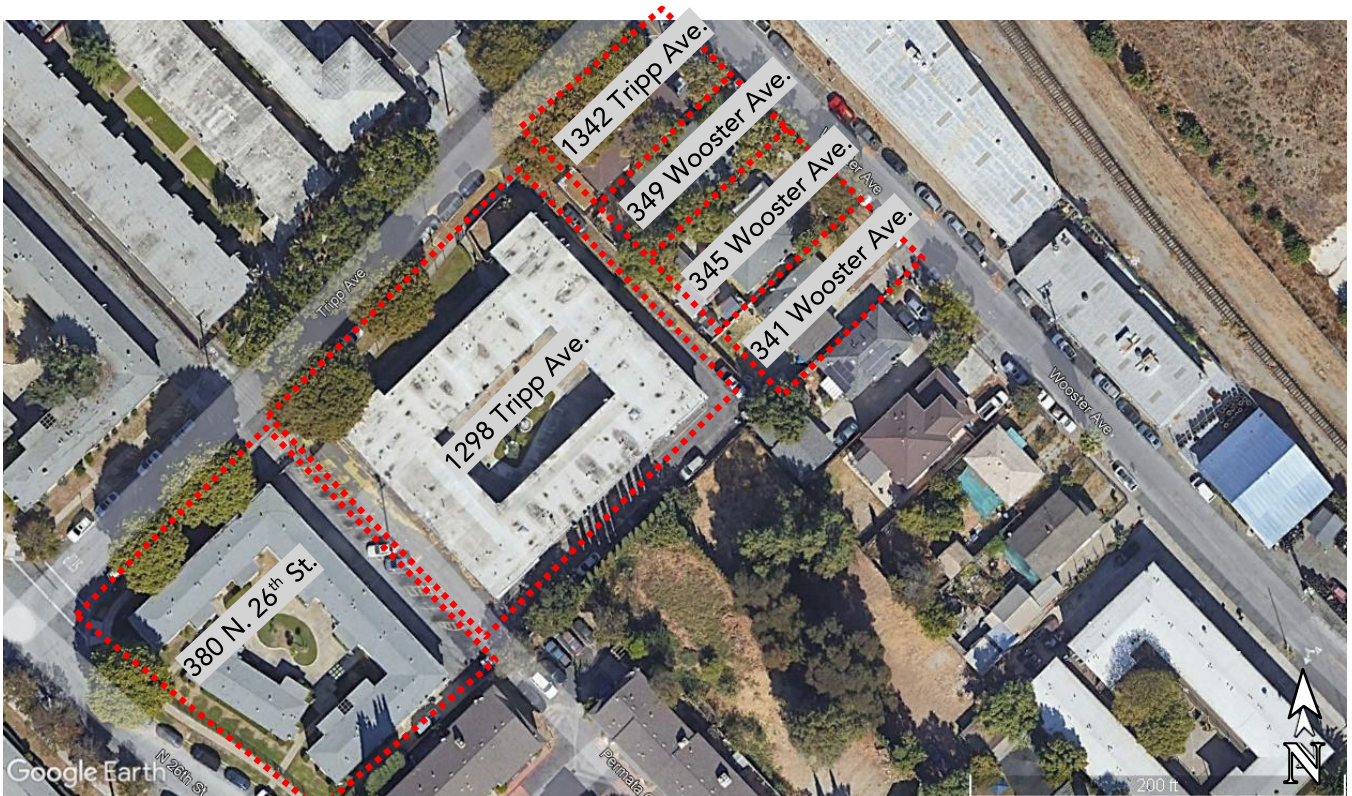


Figure 2. The six subject properties outlined in dashed red with addresses noted in black. (Google Earth, imagery date September 2020).

### 349 Wooster Avenue (APN 249-66-001)

Two structures sit on this parcel: a single-family home to the northeast, and a one-story accessory structure not visible to the public to the southwest.

L-shaped in plan, this single-family American Vernacular-style home is a wood frame structure. The building is set back approximately 37 feet from the street. The building consists of two parts, which are connected by a shared wall. The one-story section of the house was constructed c. 1948, and the rear one- and two-story addition was constructed between 1953 and 1977.<sup>1</sup> The building is clad in vertical clapboard. The one-story section has a low-pitched front gable, and the two-story section has a moderately steeped gable roof with a half-timbered gable wall. Both gable walls are punctuated by a pair of aluminum louvers. The majority of the two-story section of the house is not visible from street.

The primary façade is one story and faces northeast toward Wooster Avenue. The entryway is off-center and raised by a projecting stairway consisting of three steps, framed by a simple wooden railing. The single wood door has a wide wood trim, and its two sidelites have wood casing. The door is capped by a wooden gable overhang with rolled asphalt roofing. The one-car garage to the south has a three-panel wood door with wood trim and exposed decorative beams. A single aluminum sash window with simple wood trim sits to the east of the entryway.

The southeast elevation of the one-story portion is punctuated by two aluminum sliding windows, one with 12 panes. The northwest elevation of the one-story section features one aluminum sliding window. A concrete driveway sits at the northeastern end of the parcel and continues into a concrete walkway that borders the northwestern and southeastern sides of the house. The southwest elevation and the accessory structure are not visible from street. Bordering the house is a chain link fence and an iron wrought fence with low piers.



Figure 3. 349 Wooster Avenue (Image date February 2022).

<sup>1</sup> City of San Jose Online Permits, Permit No. 04090; Historic Aerials by NETR Online, Building permits via City of San Jose Public Information Search.



Figure 4. 349 Wooster Avenue (Image date February 2022).

### 380 N. 26<sup>th</sup> Street (APN 249-66-013)

The rectangular parcel at 380 N. 26<sup>th</sup> Street features two vernacular multi-family buildings constructed in 1958: the U-shaped main building is two stories and the rectangular building to the southwest is one story.<sup>2</sup> The wood-frame structures hold 12 units total. Both buildings are clad in stucco and clapboard, and are capped with low-pitched, rolled asphalt-clad hipped roofs with wide eave overhangs. A landscaped strip borders the southeast, southwest, and northwest sides.

The primary entrance is accessed through the U-shaped building, on the northeast side through the gated parking lot. The northeast elevation's ground floor features 12 car ports, supported by four unadorned posts. Placed off center between the car ports is a closed corridor with a single door that recedes back into the building. The upper floor is a simple fenestrated band of six aluminum sliding windows. Above the single door on the ground floor are a set of three fixed 12-pane aluminum windows placed into a tall wood casing.

The northwest elevation is parallel to Tripp Avenue and is divided into seven parts. Placed off center of the ground floor is a broad entryway into the building. The entryway is raised by two concrete steps and framed by two wood supports with attached wooden planters. A pair of painted metal doors obscure the view into the inner courtyard, and a set of stairs lead to the upper floor. Above this entryway are a set of triple 12-pane windows in a tall wood casing. A matching set of aluminum 12-pane sliding windows frame the upper and lower floors on either side of the entryway. Separating these three full story bands are clapboard, punctuated by five aluminum sliding windows.

The southwest elevation of the U-shaped building and courtyard is partially obscured by the one-story rectangular building. The southwest elevation of the rectangular one-story building features two 24-pane aluminum windows on either end, and two eight-pane sliding windows toward the middle of the façade. Each end of the façade has an entryway, raised by a concrete step and framed by six wooden posts.

<sup>2</sup> City of San Jose Online Permits, Permit no. 28984; San Jose Public GIS Viewer.

The U-shaped building features four 12-pane aluminum sash sliding windows with wood casing, two on each end and one on each story; they are made distinctive from the vertical clapboard with a double-story stucco band. The interior section has 12 balconies, six on the upper floor and six on the ground floor, that project off the façade and face inward to the courtyard. The balconies use the same vertical clapboard cladding. The flat roof top of each balcony is supported by three unadorned wood columns.

The southeast elevation features a fenestrated band on both stories, and the primary window type is sliding aluminum sash in wood casing. An open entryway on the ground floor is partially blocked from street view by the fence and hedges. A metal fence with three gates along the southwest side, and one along northwest side run along the property line. An eight-car carport sits at ground level. An 11-car parking lot is shared with 1298 Tripp Avenue.



Figure 5. 380 N. 26<sup>th</sup> St., southwest elevation (Image date February 2022).





Figure 6. Street view of 380 N. 26<sup>th</sup> St., southwest elevation (Image date February 2022).



Figure 7. 380 N. 26<sup>th</sup> St., northwest elevation (Image date February 2022).



Figure 8. 380 N. 26<sup>th</sup> St., northeast elevation (Image date February 2022).

### 1342 Tripp Avenue (APN 249-66-033)

The rectangular parcel at 1342 Tripp Avenue has two wood frame structures: a multi-family building and an detached shed. Constructed in 1962, the two-story three-unit American Vernacular apartment building is roughly rectangular in plan.<sup>3</sup> The roof is a rolled asphalt-clad low-pitched hipped roof with a wide eave overhang, open to expose the rafters.

The primary façade faces northwest toward Tripp Avenue and is punctuated by two entryways: a deeply recessed doorway leading to a flight of stairs to the second floor and a single raised door with a rectangular red brick step and security gate. A narrow walkway leads from the Tripp Avenue sidewalk to the second-floor stair doorway. The ground floor façade is clad in stucco, while the second floor is clad in board and batten clapboard and stucco. A band of fenestration runs along the second-floor exterior. The primary window type is aluminum sliding with wood trim—four three-lite sliding on the upper level, and two two-lite and one three-lite sliding windows on the ground floor.

Clad in stucco on the ground floor and board and batten clapboard on the second floor, the northeast elevation is unfenestrated and comparatively plain, save two ground floor garage doors. One garage is double and the other is single, both with wood doors and a partial wood trim on top. The southwest façade is also clad in stucco and is punctuated by one aluminum two-lite sliding window. A detached utilitarian wood shed with tin roof is to the southwestern end of the building.

<sup>3</sup> City of San Jose Online Permits, Permit No. 38387; San Jose Public GIS Viewer.



Figure 9. 1342 Tripp Avenue, northwest and southwest elevations with the shed (Imagery date February 2022).

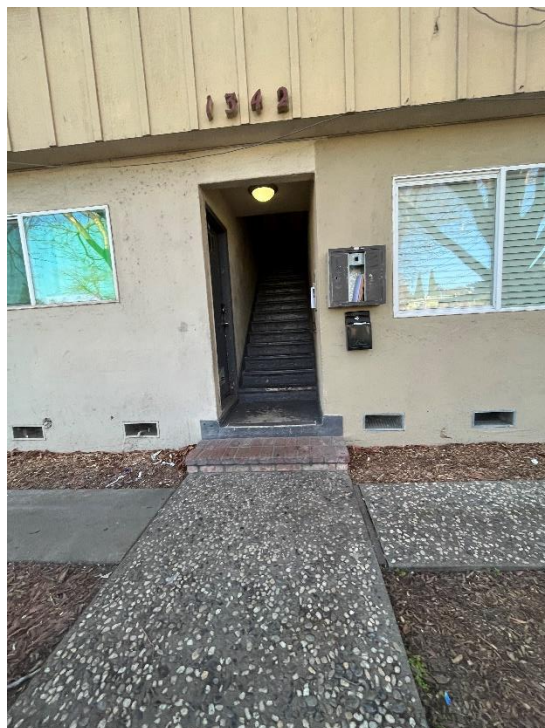


Figure 10. 1342 Tripp Avenue, northwest elevation, detail of main entryway (Image date February 2022).



Figure 11. 1342 Tripp Avenue, northeast elevation (Image date February 2022).

### 345 Wooster Avenue (APN 249-66-037)

The parcel at 345 Wooster Avenue features four structures: an American vernacular single-family dwelling, a detached garage, and two accessory structures. Constructed c.1948, the main house is a wood frame, one-story structure complex in plan.<sup>4</sup> Clad in clapboard and capped with a moderately-pitched asphalt-shingle roof, the house is set back approximately 20 feet from the sidewalk and sits on the southeast edge of the parcel.

The primary (northeast) façade of the house faces Wooster Avenue. A partial width wrap-around porch, with six unadorned supports, runs from the primary façade to the side (northwest) façade. A projecting roof clad in asphalt shingles extends from the main hipped roof to cover the porch. A concrete floor runs the entirety of the porch. Sheltered under the porch roof is the main raised entry way, accessed by a narrow concrete walkway that leads to Wooster Avenue. The four-panel single door has a lite and a simple wide wood trim. The door is flanked by two aluminum sash two-lite sliding windows with wide wood trim, one window with an incorporated plant box below.

The northwest façade is punctuated by two single-hung aluminum sash windows, and three aluminum two-lite sliding windows. The southeast elevation features five aluminum sash one-over-one windows, and a red brick chimney. All openings have wide wood trim. A concrete driveway runs from the east to the west of the property, leading to the detached garage. In the southwestern corner of the parcel sits a single-car garage with an asphalt-shingle clad side gable roof. Two accessory structures in the southeast corner of the parcel, and the southwestern façade are obscured from street view. A chain link fence runs the perimeter of the property.

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<sup>4</sup> City of San Jose Online Permits, Permit No. 18256; San Jose Public GIS Viewer.



Figure 12. 345 Wooster Avenue (Image date February 2022).



Figure 13. 345 Wooster Avenue (Image date February 2022).

### **341 Wooster Avenue (APN 249-66-038)**

No original building permit was found for the building at 341 Wooster Avenue, but it was likely constructed c. 1947.<sup>5</sup> This American Vernacular-style one-story single-family house is wood frame, clad in clapboard, and L-shaped in plan. The building is set back approximately 37 feet from the street. The main façade faces northeast to Wooster Avenue. The asphalt shingle-clad side gabled roof extends to cover the full length of the porch supported by two square posts. Sheltered under the porch roof is the main entry, which is a single door with a security gate. Two aluminum casement windows with wood trim flank the main entry. A narrow concrete walkway leads to the main entry.

The southeast façade has one two-lite aluminum sliding window with wood trim. The attached garage is to the south of the main house. The garage structure is wood frame and capped by shed roof. A pair of side-hinge

<sup>5</sup> Santa Clara Assessor's Office; Historic Aerials by NETR Online.

wood garage doors and a single door with a security gate punctuate its street-facing façade. A low chain link fence runs the partial northeast edge of the property line.



Figure 14. 341 Wooster Avenue (Image date February 2022).

### 1298 Tripp Avenue (APN 249-66-040)

Constructed in 1960, this vernacular 12-unit two-story residential building is a compound U-shape and rectangular plan, with the ends of the U projecting out beyond the rectangular section.<sup>6</sup> The building is primarily clad in stucco with clapboard and stone veneer detailing. All visible facades terminate at the overhanging flat roof clad in rolled asphalt shingles.

The northwest façade features the building's address sign placed against the clapboard and stone veneer on the ends of the projecting wings. Each floor on this façade features one band of nine windows. The primary window type of this façade is aluminum sliders with wood trim, of either eight, 12, or 16 panes. Linking the buildings to each other are two open corridors with simple metal railings on the upper floor. Two open entryways are on the ground floor and lead to the inner courtyard. A low metal fence with two gates on the northwestern end meet a high latticed fence area on the northeast. This area is closed from public view, and only accessible from inside the property, but is likely an outdoor dining area. A concrete walkway runs along the northwest property line.

The northeast façade features two bands of fenestration and a carport with six spaces. All windows are aluminum sash multi-pane sliding windows: 16 on the second floor and six on the ground floor. An automatic metal security car gate is at the northeast corner of the parcel.

18 aluminum sash multi-pane sliding windows punctuate the southwest façade, all with simple wood trim. The first floor has four windows and is partially open to accommodate an eight-car carport. Additional surface parking to the southwest is shared with 380 N. 26<sup>th</sup> Street. An automatic metal security car gate is at the southwest corner of the parcel. The southeast elevation and courtyard are not visible from street view.

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<sup>6</sup> City of San Jose Online Permits, Permit No. 32508; San Jose Public GIS Viewer; Santa Clara County Assessor's Office; Historic Aerials by NETR Online.



Figure 15. 1298 Tripp Avenue, view of the northwest and southwest façades (Image date February 2022).

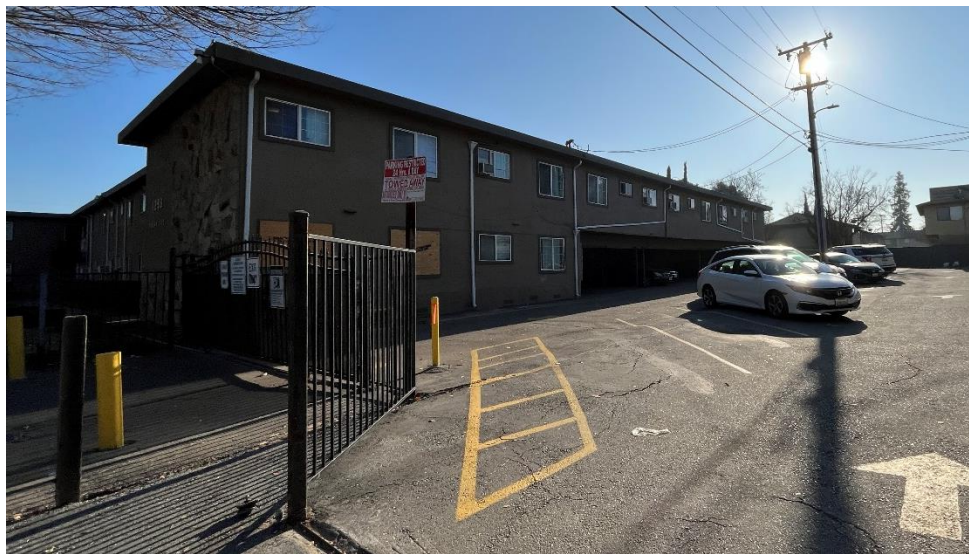


Figure 16. 1298 Tripp Avenue, southwest façade (Image date February 2022).



Figure 17. 1298 Tripp Avenue, northwest façade (Image date February 2022).

## 5. ARCHITECTURAL STYLES

### American Vernacular

Two of the single-family houses and all three of the multi-family buildings possess elements of a stripped-down version of American Vernacular architecture. The style began c. 1930 and is still in use today. Identifying features include:

- Simple geometric forms
- Covered porches and balconies with unadorned supports and railings
- Uncomplicated roofs
- Wall clad with one dominant materials, generally wood, stone, or brick
- Stylistic details not present<sup>7</sup>

The houses at 341, 345, and 349 Wooster Avenue appear American Vernacular in style. The character-defining features of the style seen in these buildings are their simple geometric forms, walls clad entirely in clapboard, and uncomplicated roofs.<sup>8</sup>

American Vernacular houses are often composed of several additives, or additions, that contribute to a larger size. The building at 349 Wooster Avenue was initially a one-story single-family home but two-story addition was constructed in the 1970s.<sup>9</sup>

### Midcentury Modern

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>10</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,

<sup>7</sup> McAlester, *A Field Guide to American Houses*, 753.

<sup>8</sup> McAlester, *A Field Guide to American Houses*, 752-763.

<sup>9</sup> McAlester, *A Field Guide to American Houses*, 754.

<sup>10</sup> *Ibid.*, 30-32.



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>11</sup> These buildings mostly have simple forms, stucco cladding, and inexpensive building materials as in the case of 380 N. 26<sup>th</sup> Street, 1298 Tripp Avenue, and 1342 Tripp Avenue. Character-defining features of the style include:

- Flat roofs,
- Prominent, built-in garages,
- Asymmetrical massing and forms, and,
- Metal or wood window frames.<sup>12</sup>

## 6. SITE HISTORY

The site and its surrounding areas were likely agricultural or ranch land in the 19<sup>th</sup> century. While much of downtown San Jose and its immediate area was urbanized or residential by this time, this particular piece of land remained undeveloped for the first half of the 20<sup>th</sup> century. The area was annexed to San Jose in the 1950s.



Figure 18. 1888 City of San Jose. Approximate location of project site outlined in dashed red (San Jose Public Library, California Room, Historic Maps and Atlas Collection).

In the 1880s, underdeveloped areas within the city limits of San Jose were subdivided for residential buildings.<sup>13</sup> Areas that were not yet annexed continued on as agricultural, grazing, or ranch land.<sup>14</sup> The larger block of land encompassing the project site--the area east of Coyote Creek, north of McKee Road (now E. Julian Street), west of King Road, and south of Mabury Avenue consisted of approximately 284 undeveloped acres till the mid-20<sup>th</sup> century.

<sup>11</sup> Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.

<sup>12</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 32.

<sup>13</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose* (March 1992), 9-12.

<sup>14</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, 9-12.

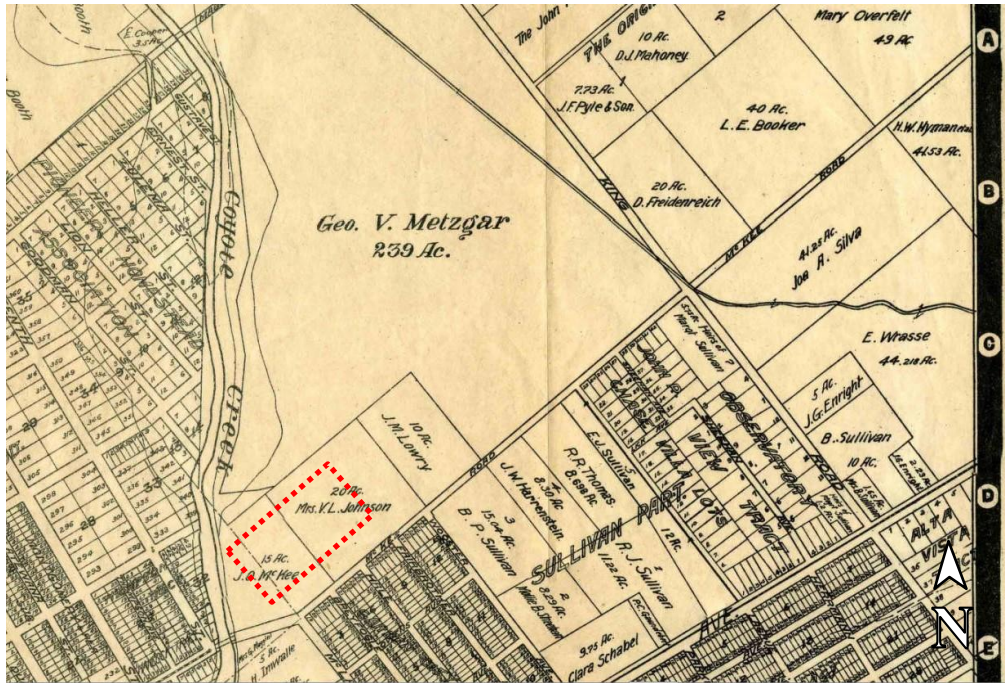


Figure 19. 1906 City of San Jose and Vicinity map by J. G. McMillan. Approximate location of project site outlined in dashed red (San Jose Public Library, California Room, Historic Map and Atlas Collection).

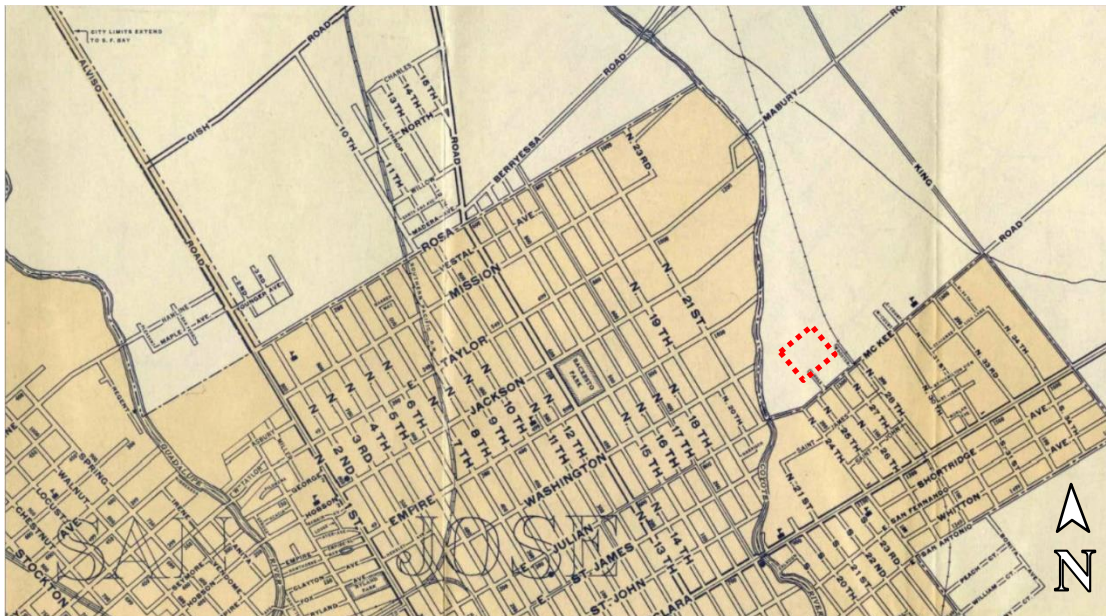


Figure 20. 1934 City of San Jose by Rand McNally and Co., approximate location of project site outlined in dashed red (San Jose Public Library, California Room, Historic Maps and Atlas Collection).

Less than half a mile from the project site, the Bayshore Freeway divides the East-West Citadel neighborhood from the Anne Darling neighborhood to the east. Construction for the Bayshore Highway began in 1924 and took nearly 10 years to reach the City of San Jose. The Bayshore Highway reached the city and passed the Guadalupe River c. 1937. The Bayshore Highway was changed to the Bayshore Freeway between the 1940s and 1960s, during a period of reconstruction to accommodate higher levels of traffic and to address safety concerns. Ramps were added at this time, two southeast of the project site on E. Julian Street.



Figure 21. 1965 aerial photograph of the project site outlined in dashed red and the Bayshore Freeway (UCSB Library Geospatial Collection).

The block, in which the subject properties are located today, was unspecified in its use until 1951 when the Sanborn Insurance Company documented the area. The larger block of land east of Coyote Creek, north of McKee Road (now E. Julian Street), and west of Wooster Avenue was not subdivided by the city, and instead had structures irregularly laid on the properties including seven modest sized dwellings, five detached garages, and multiple accessory structures. The area from 300 to 355 Wooster Avenue was labeled as a poultry house and had a hen house in the north end of the parcel. Although research did not reveal any building permits as far back the 1930s, an address on this block on Wooster Avenue was recorded in the City Directories as early as 1931.

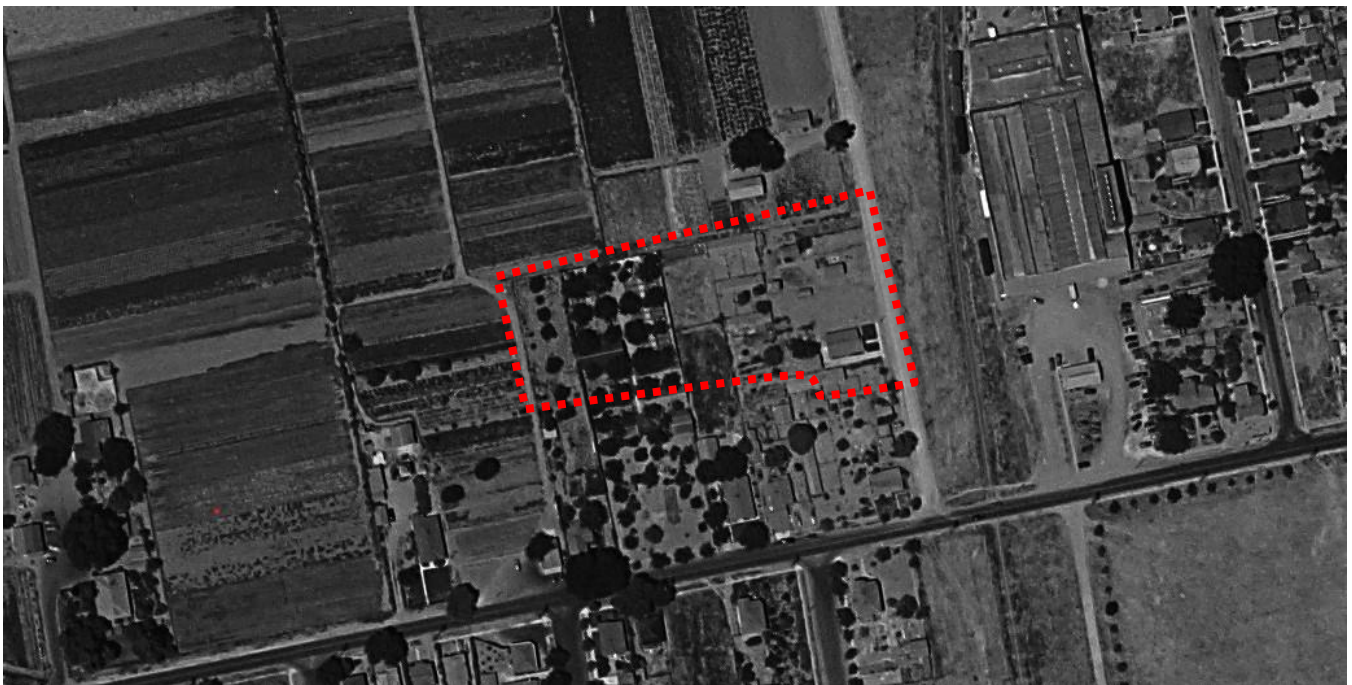


Figure 22. The 1939 aerial photograph of the area (UCSB Library Geospatial Collection).

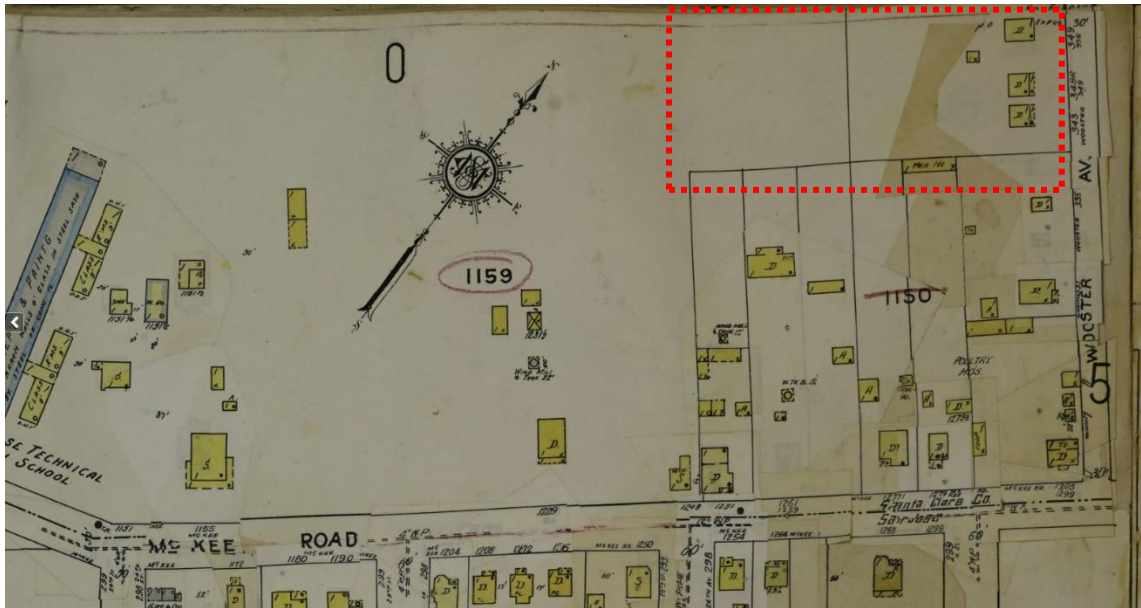


Figure 23. 1950 Sanborn Fire Insurance Map, approximate location of project site outlined in dashed red (Library of Congress).

The transformation of the area to a primarily residential neighborhood began in the mid-20<sup>th</sup> century. The poultry farm was removed in the 1950s and 1960s, and multiple apartment complexes were built on and around the project block. Streets were created or extended to serve the area. Between 1958 and 1960, N. 26<sup>th</sup> Street was extended further north, and the Julian West apartment complexes, which sit west of the project site, were completed.<sup>15</sup> In the early 1960s, Wooster Avenue was extended to the 500s and Tripp Avenue was created.<sup>16</sup> At this time, the buildings at 1298 Tripp Avenue and 1342 Tripp Avenue were constructed. In the same decade, E. Julian Street was extended further east passed Coyote Creek into what was McKee Road, likely to accommodate the ramps leading to the Bayshore Freeway.<sup>17</sup>

While much of the area is predominately residential, it was, and still remains, partially dedicated to light industrial use. California Department of Transportation surveyed and assessed the blocks on the King Road between Mabury Road and McKee Road labelling the area as industrial but did not specific type.<sup>18</sup> In the mid-1960s, the Eggo Foods Corporation constructed a warehouse on the large plot of land located at the end of Wooster Avenue, north of the project site. The company has since changed to Kellogg's, but still occupies the space which serves as a factory and warehouse distribution center. More apartment complexes were developed in the neighborhood in the 1970s onward, but the project site has not changed significantly since the mid-1970s.

<sup>15</sup> City of San Jose Online Permit Center; Google Earth Historical Imagery; Historic Aerials by NETR Online.

<sup>16</sup> Historic Aerials by NETR Online

<sup>17</sup> Sanborn maps.

<sup>18</sup> Caltrans, Right of Way Assessments 1967, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027, 4723-028, & 4723-049.

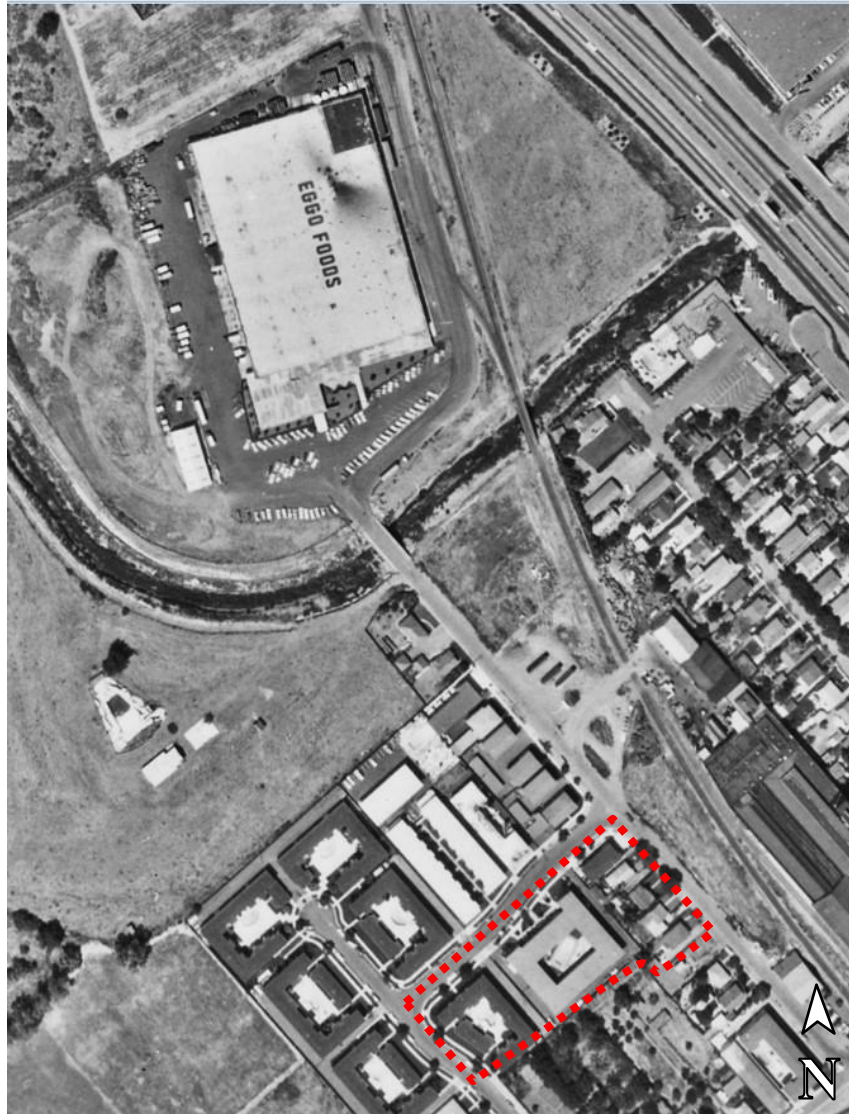


Figure 24. The 1965 aerial photograph, project site outlined in dashed red (UCSB Library Geospatial Collection).

***Construction Chronology – 349 Wooster Avenue (APN 249-66-001)***

The address first appears in the 1931 San Jose city directory. A rectangular building is seen on the parcel in the 1948 aerial photograph and in the 1950 Sanborn map.<sup>19</sup> A one-story addition was constructed in 1953, and the building was expanded again in the late 1970s. According to the Santa Clara County records, the single-family residential building at 349 Wooster Avenue was completed in 1977—which is probably the completion date of the additions. 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>20</sup>

- |      |  |
|------|--|
| 1953 | Permit application to construct an addition at 349B Wooster Avenue. Permit No. 16691.  |
| 1977 | Permit applications to build one- and two-story additions and replace floors, and to repair the existing structure and add a one-car garage. Permit Nos. 04090, 04505. |
| 1979 | Permit application to add deck, to add foundation, and remodel. Permit No. 15690.  |

<sup>19</sup> Historic Aerials by NETR Online.

<sup>20</sup> Building permits via City of San Jose Public Information Search.

2005 Permit application to revert garage conversion back to original plan layout, and to remove rear addition. Permit No. 2005-058951-RS.

***Construction Chronology – 380 N. 26<sup>th</sup> Street (APN 249-66-013)***

The two-story apartment building was constructed in 1958. The Santa Clara Assessor's Office notes the construction date as 1959, and the address first appears in the 1962 San Jose City directory. 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>21</sup>

1958 Permit application to construct a two-story 12-unit apartment building. Permit No. 28984.

1980 Reroofing. Permit No. 24510.

2013 Reroofing. Permit No. 2013-131017-MF.

***Construction Chronology – 1342 Tripp Avenue (APN 249-66-033)***

The two-story apartment building was constructed in 1962; the Santa Clara Assessor's Office also confirms this date. The address first appears in the 1963 San Jose City directory. 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>22</sup>

1962 Permit application to construct a two-story, three-unit apartment building with three garages. Permit No. 38387.

***Construction Chronology – 345 Wooster Avenue (APN 249-66-037)***

The single-family house was possibly constructed in the early 1940s. The building is noticeable on the 1948 aerial photograph and the address first appears in the 1957 San Jose City directory.<sup>23</sup> 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>24</sup>

1954 Permit application to construct a bedroom addition to the one-story single-family house. Permit No. 18256.

1977 Permit application to build foundation and relocate the one-story building. Permit No. 06999.

1998 Reroofing. Permit No. B9867962.

***Construction Chronology – 341 Wooster Avenue (APN 249-66-038)***

No building permits associated with the initial construction were found for the 341 Wooster Avenue house. According to the Santa Clara Assessor's Office, it was constructed in 1947. The building first appears on the 1948 aerial photograph. It received a rear addition by 1956, and later expanded towards south.

***Construction Chronology – 1298 Tripp Avenue (APN 249-66-040)***

The two-story apartment building was constructed in 1960; the Santa Clara Assessor's Office also confirms this date. The address first appears in the 1962 San Jose City directory. The building received alterations over time including deck repair, window replacements, and reroofing. 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>25</sup>

<sup>21</sup> Building permits via City of San Jose Public Information Search.

<sup>22</sup> Building permits via City of San Jose Public Information Search.

<sup>23</sup> Historic Aerials by NETR Online.

<sup>24</sup> Building permits via City of San Jose Public Information Search.

<sup>25</sup> Building permits via City of San Jose Public Information Search.

1960	Permit applications to build a foundation, a two-story 28-unit apartment building, and a swimming pool. Permit Nos. 32508, 32528, 32654.
1979	Fire damage repair. Permit No. 19601GA.
1992	Fire damage repair at two apartments, and a new roof. Permit No. 92-03222.
2003	Deck repair, railing replacement (new white iron railings at the second floor), window replacement (same location, same size with new double pane vinyl windows). Permit No. 2003-109318.
2017	Reroofing. Permit No. 2017-016820.

## 7. 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>26</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>27</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>28</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.

<sup>26</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>27</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>28</sup> Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

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>29</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>30</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>31</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>32</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>33</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

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

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

<sup>31</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>32</sup> Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.

<sup>33</sup> Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.



200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.<sup>34</sup> The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.<sup>35</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>36</sup>

## 8. ARCHITECT/BUILDER

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

## 9. OCCUPANCY HISTORY

The occupancy history of the subject properties is outlined below.<sup>37</sup>

### 349 Wooster Avenue

1931 – 1932	James Moro (orchardist), Nestor Ditori (orchardist)
1933	Antonio (laborer) and Erolinda Sandoval
1935 – 1938	Samuel H. Cushman (farmer)
1941	Louis and Mary Ponnica (gardener)
1947 – 1955	Chester (farmer) and Gloria Taddell
1956 – 1957	Jess R. (mechanic) and Isabel B. Barraza
1957 – 1961	Joseph (janitor) and Celcia Abruscia
1963 – 1965	Refugio J. (retired) and Maria P. Apodaca
1970	Lorenzo (janitor) and Maria Robles
1971	Jose T. (laborer) and Maria G. Ochoa
1970 – 1971	Jesus Villa (musician) at the rear unit
1973	Margaret Clemens
1976	Emma Contreres
1979	Antonio (employee at Greyhound) and Rose Balderrama

### 380 N. 26<sup>th</sup> Street

This property was noted as an apartment building in the city directories from 1962 until at least 1979, and had a high turnover.

### 1342 Tripp Avenue

1963	Robert Drake, Shirley Liebhart, Bruce J. Kress
1971	Susan Lovett, June White, William Cunningham

<sup>34</sup> PAST Consultants, *San Jose Modernism, 26-27*; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>35</sup> PAST Consultants, *San Jose Modernism, 26-27*.

<sup>36</sup> Winter & Company, *Your Old House*, 15.

<sup>37</sup> San Jose City Directories via Ancestry.com.

### 345 Wooster Avenue

1957	Henry J. (employee at Ford Plant) and Emma Fernandez
1960	Hener J. Fernandes
1961 – 1962	Maureen R. Wilson (student)
1963 – 1964	Donald Hogan (teacher)
1963 – 1965	Leslie Henry Atteberry (teacher)
1965	Michl Airington (teacher)
1971	Danny (machine operator) and Joni Brus

### 341 Wooster Avenue

1957	Ann Sousa (floral arranger)
1960 – 1962	Roy E. and Sallie E. Porter (bakery owners)
1964 – 1979	Clara L. O'Brien (nurse)

### 1298 Tripp Avenue

This property first appears in the 1962 city directory as an apartment building. From 1963 to 1979, it was noted as Kimberly Apartments and had a high turnover.

## 10. 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>38</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>39</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>40</sup> While a property's significance relates to its

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<sup>38</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>39</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>40</sup> National Park Service, *National Register Bulletin 15*, 3.

role within a specific historic context, its integrity refers to “a property’s physical features and how they relate to its significance.”<sup>41</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>42</sup>

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>43</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>44</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>45</sup>

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<sup>41</sup> Ibid., 44.

<sup>42</sup> Ibid., 44-45.

<sup>43</sup> Ibid., 45.

<sup>44</sup> California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

<sup>45</sup> *California Register and National Register: A Comparison*.

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>46</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>47</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>48</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>49</sup> To determine if a property retains the physical characteristics corresponding to its historic context, 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>50</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;

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<sup>46</sup> Ibid., 2.

<sup>47</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>48</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>49</sup> *How to Apply the National Register Criteria for Evaluation*, 44.

<sup>50</sup> Ibid., 1.

- 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;
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)

## 11. SIGNIFICANCE EVALUATION

### Current Historic Status

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

### 349 Wooster Avenue (APN 249-66-001)

#### NRHP/CRHR Evaluation

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

The subject block was initially developed in the early to mid-20<sup>th</sup> century as a poultry farm with dwellings of various sizes. An address for 349 Wooster was first registered with the City Directory in 1931 and had steady occupancy till the late 1970s. In 1948 a rectangular-shaped building occupied parcel, and a permit for an addition was found dating to 1953.<sup>51</sup> Around this time, the neighborhood saw a growth in residential

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<sup>51</sup> City of San Jose Online Permit Center; Historic Aerials by NETR Online.

construction. The poultry farm was replaced by several apartment complexes and single-family houses. The extension of the Bayshore Highway, and its subsequent change to the Bayshore Freeway aided in the growth of the area. The wave of residential development continued into the late 1970s. The building itself received additions overtime, particularly in the late 1970s. The property at 349 Wooster Avenue was constructed before the established trend of residential development in the mid-20<sup>th</sup> century and does not stand out among the residential buildings of this period. Therefore, the property does not appear eligible for listing on the NRHP or CRHP 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*

The subject building exhibits characteristics of American Vernacular architectural style such as its simple geometric forms, large additions, lack of ornamentation, and use of a single cladding material. However, it cannot be considered an exemplary representation of American Vernacular 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 building has been identified. The utilitarian accessory structure is of common construction and materials with no notable or special attributes, and it 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 property at 349 Wooster Avenue retains integrity of location since it has not been moved. The integrity of design, materials, and workmanship have diminished as a result of exterior additions and alterations over time. The property retains its integrity of association and feeling because it has remained a single-family house since its construction, and still expresses the character and aesthetic of the mid-20<sup>th</sup> century. The building continues to illustrate American Vernacular architectural style. Even though the neighborhood has remained primarily residential the integrity of setting has been compromised by construction of the Bayshore Freeway.

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

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

The property is not individually associated with the mid-20<sup>th</sup> century residential development of the East-West Citadel and Wooster-26th neighborhoods and does not appear to be an individually important part of San Jose's or the region's history. It is merely one of many properties that illustrates development trends of central San Jose. 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 the mid-20<sup>th</sup> century residential development of the East-West Citadel and 26<sup>th</sup>-Wooster neighborhoods, it is not individually 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 American Vernacular 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 American Vernacular style building and its utilitarian accessory structure fail to be distinctive examples of an architectural type or specimen in San Jose. Constructed c. 1948 as a dwelling, 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 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 349 Wooster Avenue. 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, 349 Wooster 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.

### **380 26<sup>th</sup> Street (APN 249-66-013)**

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

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

The 380 26<sup>th</sup> Street property was constructed in 1958 during the wave of development the East-West Citadel and 26-Wooster neighborhoods underwent in the mid-20<sup>th</sup> century. N. 26<sup>th</sup> Street north of E. Julian Street was extended between 1958 and 1960 to serve the growing residential area. The property at 380 N. 26<sup>th</sup> Street is one of 10 multi-family buildings constructed on the N. 26<sup>th</sup> Street extension. Within the broader context of mid-20<sup>th</sup> century residential development of the two neighborhoods and San Jose, the building does not stand out

among many that were built during this period of residential expansion out from downtown. 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 1958, the multi-family buildings at 380 N. 26<sup>th</sup> Street are of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. The property exhibits some characteristics of the Midcentury Modern style as evidenced by its simple geometric forms, flat roof, and metal window frames; however, the property does not feature details that make the structure stand out as a good illustration of the style. It is a stripped-down version of the style and not a distinguished example among apartment buildings from this period. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHP 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 380 N. 26<sup>th</sup> Street retains integrity of location since it has not been moved. The property retains its integrity of association and feeling because it has remained a multi-family building since its construction, and still expresses the character and aesthetic of the mid-20<sup>th</sup> century. The buildings continue to illustrate a modest Midcentury Modern style, and retain sufficient integrity of design, materials, and workmanship since it received minor alterations over the last decades.

### **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 residential development of Wooster Avenue and the East-West Citadel and Wooster-26th neighborhoods; it does not appear to be an important part of San Jose's or the region's history. It is merely one of many properties that illustrates development trends of San Jose and has not been associated with the residential development of Wooster Avenue 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 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 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 American Vernacular 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 multi-family residential buildings 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 380 N. 26<sup>th</sup> Street. 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, 380 N. 26<sup>th</sup> 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.

### **1342 Tripp Avenue (APN 249-66-033)**

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

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

The multi-family building at 1342 Tripp Avenue was constructed in 1962 as part of the residential expansion of the East-West Citadel and Wooster-26th neighborhoods. In addition, Tripp Avenue, which spans from N. 26<sup>th</sup> Street to Wooster Avenue, was built c. 1960 to accommodate this development. The property at 1298 Tripp Avenue was one of the multi-family buildings on Tripp Avenue constructed during the time of the neighborhoods' development in the early 1960s and is associated with the neighborhoods' initial development. The subject property was one of three buildings on the project site that established the trend of residential growth. Within the broader context of mid-20<sup>th</sup> century residential development of central San Jose, the property does not stand among many that were developed here. Therefore, the property does not appear eligible for listing on the NRHP or CRHP 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 in 1962, the multi-family building at 1342 Tripp Avenue exhibits some characteristics of Midcentury Modern architectural style as evidenced by its simple massing, flat roof, and exterior cladding. This building is not an exemplary representation 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. No architect, designer, or building has been identified for 1342 Tripp Avenue. The subject building is merely one of many modest multi-family buildings constructed during this period and does not feature details that make the structure stand out as an exemplary extant illustration of the style. 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 1342 Tripp Avenue retains integrity of location since it has not been moved. The property retains its integrity of association and feeling because it has remained a multi-family building since its construction, and still expresses the character and aesthetic of the mid-20<sup>th</sup> century. The building continues to illustrate its Midcentury Modern style, and retains sufficient integrity of design, materials, and workmanship.

#### **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 in 1962, the property is linked to the mid-20<sup>th</sup> century residential development of the East-West Citadel and Wooster-26<sup>th</sup> neighborhoods. However, it is not individually associated with the development of the area in an individually significant way. The area has other multi-family buildings on Tripp Avenue which are equally intact and represent the mid-20<sup>th</sup> century residential character of the neighborhoods. 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 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 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 multi-family residential building fails to be distinctive examples of an architectural type or specimen in San Jose. The building exhibits some simplified features of the Midcentury Modern architecture but does not stand out as exemplary extant illustrations of the architectural style. It is a modest building typical of its type and period in architecture. It is 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 building. 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 property 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, 1342 Tripp 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.

### **345 Wooster Avenue (APN 249-66-037)**

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

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

Constructed in the early 1940s, the buildings at 345 Wooster Avenue did not follow the typical development pattern of the 1950s and 1960s in the area. The single-family house was constructed on Wooster Avenue before the street's extension in the early 1960s. The timeline for the accessory structures on the parcel is unclear but seems to loosely follow the mid-20<sup>th</sup> century development pattern associated with East-West Citadel and Wooster-26<sup>th</sup> neighborhoods.<sup>52</sup> The main subject property at 345 Wooster Avenue was not found to have been associated with the residential development of the neighborhoods in an individually significant way. Therefore, the property does not appear eligible for listing on the NRHP or CRHP 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.

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<sup>52</sup> Historic Aerials by NETR Online.

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

While the house on 345 Wooster Avenue, constructed in the early 1940s, exhibits characteristics of the American Vernacular architectural style, it cannot be considered an exemplary representation of the style. The building is of common construction and materials with no notable or special attributes, and does not possess high artistic value. No architect, designer or builder has been identified for the property. 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 one-story property at 345 Wooster Avenue was relocated on the parcel in the late 1970s, therefore, the integrity of location is diminished. The property retains its integrity of association and feeling because it has remained a single-family house since its construction, and still expresses the character and aesthetic of the early to mid-20<sup>th</sup> century. Integrity of design, materials, and workmanship have been compromised due to alterations and additions over time. Integrity of setting has been compromised by construction of the freeway and addition of apartment buildings in the area.

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

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

The property is not associated with the mid-20<sup>th</sup> century residential development of the East-West Citadel and Wooster-26<sup>th</sup> neighborhoods and does not appear to be an individually important part of San Jose's or the region's history. It is merely one of many properties that illustrates development trends of the period in central San Jose. 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 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 building is an American Vernacular-style dwelling but fails to be a distinctive example of an architectural type or specimen in San Jose. Constructed in the early 1940s as a residential 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 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 building 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, 345 Wooster 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.

### **341 Wooster Avenue (APN 249-66-038)**

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

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

The house at 341 Wooster Avenue was constructed c. 1947 before the residential development began in the East-West Citadel and Wooster-26<sup>th</sup> neighborhoods. Even though it is one of the earlier buildings in the area, it is not associated with the mid-20<sup>th</sup> century residential development of the neighborhood nor central San Jose in an individually significant way. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHP 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 c. 1947, the single-family house at 341 Wooster Avenue exhibits some characteristics of the American Vernacular architectural style; 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 341 Wooster Avenue. The subject building is merely one of many that was built in the vernacular style during this period and does not feature details that make the structure stand out as an exemplary extant illustration of the style. The accessory structure is utilitarian in character. 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 341 Wooster Avenue maintains its original location. The property retains its integrity of association and feeling since both the house and its accessory structure have been used for residential purposes since they were built. Integrity of design, materials, and workmanship appear to be intact since the building has not received any major additions or alterations. Integrity of setting has been compromised by construction of the freeway and addition of apartment buildings in the area.

### San Jose City Landmark Evaluation

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

The property was constructed c. 1947 during the early wave of residential development of the East-West Citadel and Wooster-26th neighborhoods; however, and it does not appear to be an individually important part of San Jose's or region's history. It is merely one of many properties that were developed in the area during the mid-20<sup>th</sup> century. 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 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 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 on site is an example of vernacular architectural style in San Jose. The design is characteristic of other mid-20<sup>th</sup> century buildings and fails to be distinctive examples of an architectural type or specimen in San Jose. It is a modest building typical of its type and period in architecture. It is 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 house or garage. 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, 341 Wooster 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.

## **1298 Tripp Avenue (APN 249-66-040)**

### **NRHP/CRHR Evaluation**

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

The multi-family building at 1298 Tripp Avenue was constructed in 1960 as part of the residential expansion of the East-West Citadel and Wooster-26th neighborhoods. In addition, Tripp Avenue, which spans from N. 26th Street to Wooster Avenue, was built c. 1960 to accommodate this development. The property at 1298 Tripp Avenue was one of the multi-family buildings on Tripp Avenue constructed during the time of the neighborhoods' development in the early 1960s and is associated with the neighborhoods' initial development. The subject property was one of three buildings on the project site that established the trend of residential growth. Within the broader context of mid-20th century residential development of central San Jose, the property does not stand among many that were developed here. Therefore, the property does not appear eligible for listing on the NRHP or CRHP 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 1960, the multi-family building at 1298 Tripp Avenue exhibit some characteristics of the Midcentury Modern architectural style as evidenced by its simple geometric massing, stucco and wood exterior walls, and flat roof. The building is not an exemplary representation 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. No architect, designer, or building has been identified for 1298 Tripp Avenue. The subject building is merely one of many modest multi-family buildings constructed during this period and does not feature details that make the structure stand out as an exemplary extant illustration of the style. 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 1298 Tripp Avenue retains integrity of location since it has not been moved. The property retains its integrity of association and feeling because it has remained a multi-family building since its construction, and still expresses the character and aesthetic of the mid-20<sup>th</sup> century. Even though the building continues to illustrate its Midcentury Modern style, integrity of design, materials, and workmanship have been compromised due to exterior alterations over the last decades. Integrity of setting has been compromised by construction of the freeway and addition of apartment buildings in the area.

## 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 in 1960, the property is linked with the mid-20<sup>th</sup> century residential development of the East-West Citadel and Wooster-26th neighborhoods. However, it is not associated with the development of the area in an individually significant way. The neighborhoods have other multi-family buildings on Tripp Avenue which are equally intact and represent the mid-20<sup>th</sup> century residential neighborhood. 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 building features some elements of the Midcentury Modern style; however, it does not stand out as exemplary extant illustration 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 a multi-family residential building and fails to be distinctive example of an architectural type or specimen in San Jose. It is a modest building typical of their type and period in architecture. It is 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 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 building 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, 1298 Tripp 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 349 Wooster Avenue, 380 N. 26<sup>th</sup> Street, 1342 Tripp Avenue, 345 Wooster Avenue, 341 Wooster Avenue, and 1298 Tripp Avenue, in reference to the NRHP and CRHR criteria, none 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.

## **12. CONCLUSION**

An evaluation of the buildings at 349 Wooster Avenue, 380 N. 26<sup>th</sup> Street, 1342 Tripp Avenue, 345 Wooster Avenue, 341 Wooster Avenue, and 1298 Tripp 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.

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**Historic Resource Assessment - DRAFT**

Project No: HP0639.2109.00

March 1, 2022

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## APPENDIX

SANBORN FIRE INSURANCE MAPS

DPR 523 FORMS



Sanborn Fire Insurance Map San Jose, Santa Clara County, California, 1915; Reprinted 1950; Vol. 1, Sheet 1. (Library of Congress, Geography and Map Division, Washington, D.C.)

**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 10 \*Resource Name or #: (Assigned by recorder) 349 Wooster 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 349 Wooster Avenue City San Jose Zip 95116

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 249-66-001

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

The subject property is in the Wooster-26th and East-West Citadel neighborhoods of central San Jose and sits at the north end of the block bound by Wooster Avenue to the east, E. Julian Street to the south, N. 26<sup>th</sup> Street to the west, and Tripp Avenue to the north. The surrounding area consists of a mix of single- and multi-family residential and commercial buildings, light industrial buildings, and a school on Wooster Avenue. Two structures sit on this parcel: a single-family home to the northeast, and a one-story accessory structure not visible to the public to the southwest. L-shaped in plan, this single-family American Vernacular-style home is a wood frame structure. The building is set back approximately 37 feet from the street. (See Continuation Sheet.)

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

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

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



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

The front (northeast) and southeast facades, TreanorHL, February 2022.

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

c. 1948, Historic aerials, City of San Jose Permit Center.

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

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

TreanorHL  
550 Montgomery, Suite 500 San Francisco, CA

\*P9. Date Recorded: February 28, 2022

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

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
TreanorHL, Residencias Arianna 1298 Tripp Ave., San Jose, CA Historic

Resource Assessment - Draft, March 1, 2022

\*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) 349 Wooster Avenue \*NRHP Status Code \_\_\_\_\_  
Page 2 of 10

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 349 Wooster Avenue  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: American Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
One-story section constructed c. 1948, additions were constructed in 1953 and the 1970s. (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. (See Continuation Sheet.)

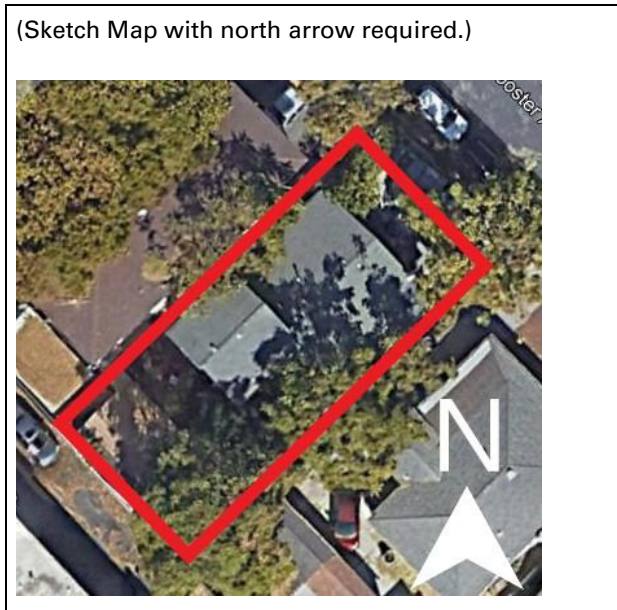
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
See Continuation Sheets.

B13. Remarks:

\*B14. Evaluator: TreanorHL  
\*Date of Evaluation: February 28, 2022

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 349 Wooster Avenue

Page 3 of 10

### **\*P3a. Description, Continued:**

The one-story portion possesses the primary façade which faces Wooster Avenue. The primary entryway is off-center and raised by a projecting stairway consisting of three steps, framed by a simple wooden railing. The single wooden door has a wide wood trim, and its two sidelites have wood casing. The door is capped by a wooden gable overhang with rolled asphalt roofing. The one-story and two-story sections of the building has a moderately-pitched gable roof clad by rolled asphalt shingles. The one-story section has a low-pitched front gable, and the two-story section has a moderately steeped gable roof with a half-timbered gable wall. Both gable walls are punctuated by a pair of aluminum louvers. The majority of the two-story section of the house is not visible from street.

The building is clad in vertical clapboard. The southeastern elevation of the one-story portion is punctuated by two aluminum sliding windows, one with 12 panes. The northwestern elevation of the one-story section features one aluminum sliding window. A concrete driveway sits at the northeastern end of the parcel and continues into a concrete walkway that borders the northwestern and southeastern sides of the house. The southwestern elevation and the accessory structure are not visible from street. Bordering the house is a chain link fence and an iron wrought fence with low piers.

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

The site and its surrounding areas were likely agricultural or ranch land in the 19<sup>th</sup> century. While much of downtown San Jose and its immediate area was urbanized or residential by this time, this particular space of land remained undeveloped for the first half of the 20<sup>th</sup> century. The area was annexed to San Jose in the 1950s, and gives some insight into its late development. In the 1880s, underdeveloped areas within the city limits of San Jose were subdivided for residential buildings.<sup>3</sup> Areas that were not yet annexed continued on as agricultural, grazing, or ranch land.<sup>4</sup> The larger block of land encompassing the subject property--the area east of Coyote Creek, north of McKee Road (now E. Julian Street), west of King Road, and south of Mabury Avenue consisted of approximately 284 undeveloped acres till the mid-20<sup>th</sup> century.

The block, in which the property is located today, was unspecified in its use until 1951 when the Sanborn Insurance Company documented the area. The larger block of land east of Coyote Creek, north of McKee Road (now E. Julian Street), and west of Wooster was not subdivided by the city, and instead had structures irregularly laid on the properties including seven modest sized dwellings, five detached garages, and multiple accessory structures. The area from 300 to 355 Wooster Avenue was labeled as a poultry house, and had a hen house in the north end of the parcel. Although research did not reveal any building permits as far back the 1930s, an address on this block on Wooster Avenue was recorded in the City Directories as early as 1931.

The transformation to a primarily residential neighborhood began in the mid-20<sup>th</sup> century. The poultry farm was removed in the 1950s and 1960s, and multiple apartment complexes were built on and around the project block. Streets were created or extended to serve the area. Between 1958 and 1960, N. 26th Street was extended further north, and the Julian West apartment complexes, which sit west of the subject property, were completed.<sup>5</sup> In the early 1960s, Wooster Avenue was extended to the 500s and Tripp Avenue was created.<sup>6</sup> In the same decade, E. Julian Street was extended further east passed Coyote Creek into what was McKee Road, likely to accommodate the ramps leading to the Bayshore Freeway.<sup>7</sup>



## CONTINUATION SHEET

Property Name: 349 Wooster Avenue

Page 4 of 10

While much of the area is predominately residential, it was, and still remains, partially dedicated to light industrial use. California Department of Transportation surveyed and assessed the blocks on the King Road between Mabury Road and McKee Road labelling the area as industrial but did not specific type.<sup>8</sup> In the mid-1960s, the Eggo Foods Corporation constructed a warehouse on the large plot of land located at the end of Wooster Avenue, north of the subject property. The company has since changed to Kellogg's, but still occupies the space which serves as a factory and warehouse distribution center. More apartment complexes were developed in the neighborhood in the 1970s onward, but the immediate surroundings of the subject property have not changed significantly since the mid-1970s.

### Construction Chronology

The address first appears in the 1931 San Jose city directory. A rectangular building is seen on the parcel in the 1948 aerial photograph and in the 1950 Sanborn map.<sup>9</sup> A one-story addition was constructed in 1953, and the building was expanded again in the late 1970s. According to the Santa Clara County records, the single-family residential building at 349 Wooster Avenue was completed in 1977—which is probably the completion date of the additions. 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>10</sup>

1953	Permit application to construct an addition at 349B Wooster Avenue. Permit No. 16691.
1977	Permit applications to build one- and two-story additions and replace floors, and to repair the existing structure and add a one-car garage. Permit Nos. 04090, 04505.
1979	Permit application to add deck, to add foundation, and remodel. Permit No. 15690.
2005	Permit application to revert garage conversion back to original plan layout, and to remove rear addition. Permit No. 2005-058951-RS.

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

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>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

## CONTINUATION SHEET

Property Name: 349 Wooster Avenue

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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>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

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Property Name: 349 Wooster Avenue

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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>

### Architect/Builder

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

### Architectural Style

#### **American Vernacular**

The single-family house possesses elements of American Vernacular architecture. The style began c. 1930 and is still in use today. Identifying features include:

- Simple geometric forms (the kind of structures you can build with a set of blocks)
- Covered porches and balconies with unadorned supports and railings
- Uncomplicated roofs
- Wall clad with one dominant materials, generally wood, stone, or brick
- Stylistic details not present<sup>20</sup>

### Occupants

1931 – 1932	James Moro (orchardist), Nestor Ditori (orchardist)
1933	Antonio (laborer) and Erolinda Sandoval
1935 – 1938	Samuel H. Cushman (farmer)
1941	Louis and Mary Ponnica (gardener)
1947 – 1955	Chester (farmer) and Gloria Taddell
1956 – 1957	Jess R. (mechanic) and Isabel B. Barraza
1957 – 1961	Joseph (janitor) and Celcia Abruscia
1963 – 1965	Refugio J. (retired) and Maria P. Apodaca
1970	Lorenzo (janitor) and Maria Robles
1971	Jose T. (laborer) and Maria G. Ochoa
1970 – 1971	Jesus Villa (musician) at the rear unit
1973	Margaret Clemens
1976	Emma Contreres
1979	Antonio (employee at Greyhound) and Rose Balderrama

### ***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>21</sup>***

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

The subject block was initially developed in the early to mid-20<sup>th</sup> century as a poultry farm with dwellings of various sizes. An address for 349 Wooster Avenue was first registered with the City Directory in 1931

## CONTINUATION SHEET

Property Name: 349 Wooster Avenue

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and had steady occupancy till the late 1970s. In 1948 a rectangular-shaped building occupied parcel, and a permit for an addition was found dating to 1953.<sup>1</sup> Around this time, the neighborhood saw a growth in residential construction. The poultry farm was replaced by several apartment complexes and single-family houses. The extension of the Bayshore Highway, and its subsequent change to the Bayshore Freeway aided in the growth of the area. The wave of residential development continued into the late 1970s. The building itself received additions overtime, particularly in the late 1970s. The property at 349 Wooster Avenue was constructed before the established trend of residential development in the mid-20<sup>th</sup> century and does not stand out among the residential buildings of this period. Therefore, the property does not appear eligible for listing on the NRHP or CRHP 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*

The subject building exhibits characteristics of American Vernacular architectural style such as its simple geometric forms, large additions, lack of ornamentation, and use of a single cladding material. However, it cannot be considered an exemplary representation of American Vernacular 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 building has been identified. The utilitarian accessory structure is of common construction and materials with no notable or special attributes, and it 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 property at 349 Wooster Avenue retains integrity of location since it has not been moved. The integrity of design, materials, and workmanship have diminished as a result of exterior additions and alterations over time. The property retains its integrity of association and feeling because it has remained a single-family house since its construction, and still expresses the character and aesthetic of the mid-20<sup>th</sup> century. The building continues to illustrate American Vernacular architectural style. Even though the neighborhood has remained primarily residential the integrity of setting has been compromised by construction of the Bayshore Freeway.

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<sup>1</sup> City of San Jose Online Permit Center; Historic Aerials by NETR Online.

## CONTINUATION SHEET

Property Name: 349 Wooster Avenue

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### San Jose City Landmark Evaluation

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

The property is not individually associated with the mid-20<sup>th</sup> century residential development of the East-West Citadel and Wooster-26th neighborhoods and does not appear to be an individually important part of San Jose's or the region's history. It is merely one of many properties that illustrates development trends of central San Jose. 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 the mid-20<sup>th</sup> century residential development of the East-West Citadel and 26<sup>th</sup>-Wooster neighborhoods, it is not individually 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 American Vernacular 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 American Vernacular style building and its utilitarian accessory structure fail to be distinctive examples of an architectural type or specimen in San Jose. Constructed c. 1948 as a dwelling, 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 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 349 Wooster Avenue. 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.*

## CONTINUATION SHEET

Property Name: 349 Wooster Avenue

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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, 349 Wooster 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, *Historical Overview and Context for the City of San Jose*, March 1992, 9-12.

<sup>4</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, March 1992, 9-12.

<sup>5</sup> City of San Jose Online Permit Center; Google Earth Historical Imagery; Historic Aerials by NETR Online.

<sup>6</sup> Historic Aerials by NETR Online.

<sup>7</sup> Sanborn maps.

<sup>8</sup> Caltrans, Right of Way Assessments 1967, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027, 4723-028, & 4723-049.

<sup>9</sup> Historic Aerials by NETR Online.

<sup>10</sup> Building permits via 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.

<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> Virginia Savage McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2020), 753.

## CONTINUATION SHEET

Property Name: 349 Wooster Avenue

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<sup>21</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 9 \*Resource Name or #: (Assigned by recorder) 380 N. 26<sup>th</sup> 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 380 N. 26<sup>th</sup> Street City San Jose Zip 95116

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 249-66-013

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

The subject property is in the Wooster-26th and East-West Citadel neighborhoods of central San Jose and sits at the north end of the block bound by Wooster Avenue to the east, E. Julian Street to the south, N. 26<sup>th</sup> Street to the west, and Tripp Avenue to the north. The surrounding area consists of a mix of single- and multi-family residential and commercial buildings, light industrial buildings, and a school on Wooster Avenue.

The rectangular parcel at 380 N. 26<sup>th</sup> Street features two vernacular multi-family buildings constructed in 1958: the U-shaped main building is two stories and the rectangular building to the southwest is one story.<sup>1</sup> The wood-frame structures hold 12 units total. Both buildings are clad in stucco and clapboard, and are capped with low-pitched, rolled asphalt-clad hipped roofs with wide eave overhangs. (See Continuation Sheet.)

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

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



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

\*P5b. Description of Photo: (view, date, accession #)  
The southwest facades. TreanorHL, February 2022.

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

1958, City of San Jose Permit Center

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

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

550 Montgomery Street, Suite 500 San Francisco, CA

\*P9. Date Recorded: February 28, 2022

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

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") TreanorHL, Residencias Arianna 1298 Tripp Ave., San Jose, CA Historic Resource Assessment - Draft, March 1, 2022

\*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) 380 N. 26th Street \*NRHP Status Code \_\_\_\_\_  
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B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 380 N. 26th Street  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Midcentury Modern  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed 1958. (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>2</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>3</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.)

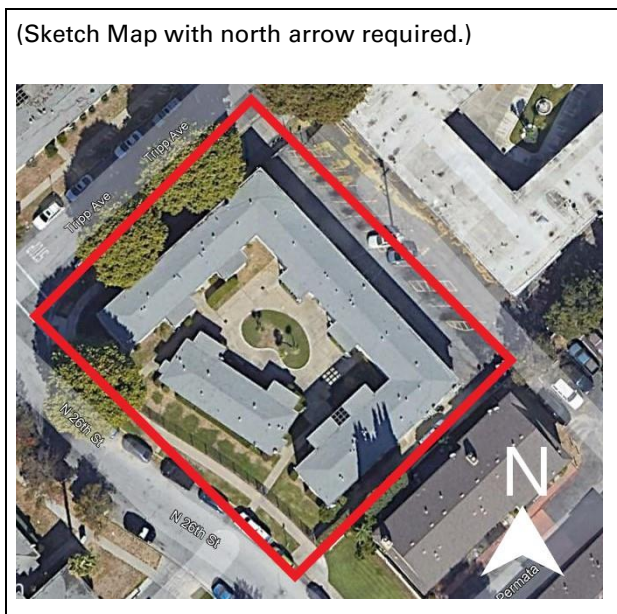
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
See Continuation Sheets.

B13. Remarks:

\*B14. Evaluator: TreanorHL  
\*Date of Evaluation: February 28, 2022

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 380 N. 26<sup>th</sup> Street

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### **\*P3a. Description, Continued:**

A landscaped strip borders the southeast, southwest, and northwest sides. The primary entrance is accessed through the U-shaped building, on the northeast side through the gated parking lot. The northeast elevation's ground floor features 12 car ports, supported by four unadorned posts. Placed off center between the car ports is a closed corridor with a single door that recedes back into the building. The upper floor is a simple fenestrated band of six aluminum sliding windows. Above the single door on the ground floor are a set of three fixed 12-pane aluminum windows placed into a tall wood casing.

The northwest elevation is parallel to Tripp Avenue and is divided into seven parts. Placed off center of the ground floor is a broad entryway into the building. The entryway is raised by two concrete steps and framed by two wood supports with attached wooden planters. A pair of painted metal doors obscure the view into the inner courtyard, and a set of stairs lead to the upper floor. Above this entryway are a set of triple 12-pane windows in a tall wood casing. A matching set of aluminum 12-pane sliding windows frame the upper and lower floors on either side of the entryway. Separating these three full story bands are clapboard, punctuated by five aluminum sliding windows.

The southwest elevation of the U-shaped building and courtyard is partially obscured by the one-story rectangular building. The southwest elevation of the rectangular one-story building features two 24-pane aluminum windows on either end, and two eight-pane sliding windows toward the middle of the façade. Each end of the façade has an entryway, raised by a concrete step and framed by six wooden posts.

The U-shaped building features four 12-pane aluminum sash sliding windows with wood casing, two on each end and one on each story; they are made distinctive from the vertical clapboard with a double-story stucco band. The interior section has 12 balconies, six on the upper floor and six on the ground floor, that project off the façade and face inward to the courtyard. The balconies use the same vertical clapboard cladding. The flat roof top of each balcony is supported by three unadorned wood columns.

The southeast elevation features a fenestrated band on both stories, and the primary window type is sliding aluminum sash in wood casing. An open entryway on the ground floor is partially blocked from street view by the fence and hedges. A metal fence with three gates along the southwest side, and one along northwest side run along the property line. An eight-car carport sits at ground level. An 11-car parking lot is shared with 1298 Tripp Avenue.

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

The site and its surrounding areas were likely agricultural or ranch land in the 19<sup>th</sup> century. While much of downtown San Jose and its immediate area was urbanized or residential by this time, this particular space of land remained undeveloped for the first half of the 20<sup>th</sup> century. The area was annexed to San Jose in the 1950s, and gives some insight into its late development. In the 1880s, underdeveloped areas within the city limits of San Jose were subdivided for residential buildings.<sup>4</sup> Areas that were not yet annexed continued on as agricultural, grazing, or ranch land.<sup>5</sup> The larger block of land encompassing the subject property--the area east of Coyote Creek, north of McKee Road (now E. Julian Street), west of King Road, and south of Mabury Avenue consisted of approximately 284 undeveloped acres till the mid-20<sup>th</sup> century.

## CONTINUATION SHEET

Property Name: 380 N. 26<sup>th</sup> Street

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The block, in which the property is located today, was unspecified in its use until 1951 when the Sanborn Insurance Company documented the area. The larger block of land east of Coyote Creek, north of McKee Road (now E. Julian Street), and west of Wooster was not subdivided by the city, and instead had structures irregularly laid on the properties including seven modest sized dwellings, five detached garages, and multiple accessory structures. The area from 300 to 355 Wooster Avenue was labeled as a poultry house, and had a hen house in the north end of the parcel. Although research did not reveal any building permits as far back the 1930s, an address on this block on Wooster Avenue was recorded in the City Directories as early as 1931.

The transformation to a primarily residential neighborhood began in the mid-20<sup>th</sup> century. The poultry farm was removed in the 1950s and 1960s, and multiple apartment complexes were built on and around the project block. Streets were created or extended to serve the area. Between 1958 and 1960, N. 26<sup>th</sup> Street was extended further north, and the Julian West apartment complexes, which sit west of the subject property, were completed.<sup>6</sup> In the early 1960s, Wooster Avenue was extended to the 500s and Tripp Avenue was created.<sup>7</sup> In the same decade, E. Julian Street was extended further east passed Coyote Creek into what was McKee Road, likely to accommodate the ramps leading to the Bayshore Freeway.<sup>8</sup>

While much of the area is predominately residential, it was, and still remains, partially dedicated to light industrial use. California Department of Transportation surveyed and assessed the blocks on the King Road between Mabury Road and McKee Road labelling the area as industrial but did not specific type.<sup>9</sup> In the mid-1960s, the Eggo Foods Corporation constructed a warehouse on the large plot of land located at the end of Wooster Avenue, north of the subject property. The company has since changed to Kellogg's, but still occupies the space which serves as a factory and warehouse distribution center. More apartment complexes were developed in the neighborhood in the 1970s onward, but the immediate surroundings of the subject property have not changed significantly since the mid-1970s.

### Construction Chronology

The two-story apartment building was constructed in 1958. The Santa Clara Assessor's Office notes the construction date as 1959, and the address first appears in the 1962 San Jose City directory. 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>10</sup>

1958	Permit application to construct a two-story 12-unit apartment building. Permit No. 28984.
1980	Reroofing. Permit No. 24510.
2013	Reroofing. Permit No. 2013-131017-MF.

### **\*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: 380 N. 26<sup>th</sup> Street

Page 5 of 9

### *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.

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>

## CONTINUATION SHEET

Property Name: 380 N. 26<sup>th</sup> Street

Page 6 of 9

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>

### Architect/Builder

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

### Architectural Style

#### **Midcentury Modern**

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>20</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>21</sup> The building has 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>22</sup>

### Occupants

This property was noted as an apartment building in the city directories from 1962 until at least 1979, and had a high turnover.

### ***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>23</sup>***

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

The 380 26<sup>th</sup> Street property was constructed in 1958 during the wave of development the East-West Citadel and Wooster-26<sup>th</sup> neighborhoods underwent in the mid-20<sup>th</sup> century. N. 26<sup>th</sup> Street north of E.

## CONTINUATION SHEET

Property Name: 380 N. 26<sup>th</sup> Street

Page 7 of 9

Julian Street was extended between 1958 and 1960 to serve the growing residential area. The property at 380 N. 26<sup>th</sup> Street is one of 10 multi-family buildings constructed on the N. 26<sup>th</sup> Street extension. Within the broader context of mid-20<sup>th</sup> century residential development of the two neighborhoods and San Jose, the building does not stand out among many that were built during this period of residential expansion out from downtown. 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 1958, the multi-family buildings at 380 N. 26<sup>th</sup> Street are of common construction and materials with no notable or special attributes, and the structures do not possess high artistic value. The property exhibits some characteristics of the Midcentury Modern style as evidenced by its simple geometric forms, flat roof, and metal window frames; however, the property does not feature details that make the structures stand out as a good illustration of the style. It is a stripped-down version of the style and not a distinguished example among apartment buildings from this period. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHP 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 380 N. 26<sup>th</sup> Street retains integrity of location since it has not been moved. The property retains its integrity of association and feeling because it has remained a multi-family building since its construction, and still expresses the character and aesthetic of the mid-20<sup>th</sup> century. The buildings continue to illustrate a modest Midcentury Modern style, and retain sufficient integrity of design, materials, and workmanship since they received minor alterations over the last decades.

### **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 residential development of the East-West Citadel and Wooster-26th neighborhoods; it does not appear to be an important part of San Jose's or the region's history. It is merely one of many properties that illustrates development trends of San Jose and has not been associated with the residential development of the area in an individually significant way. The property does not appear to be eligible as a City Landmark under Criterion 1.

## CONTINUATION SHEET

Property Name: 380 N. 26<sup>th</sup> Street

Page 8 of 9

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 mid- 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 Midcentury 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 multi-family residential buildings 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 380 N. 26<sup>th</sup> Street. 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, 380 N. 26<sup>th</sup> 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.

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

<sup>1</sup> City of San Jose Online Permits, Permit no. 28984; San Jose Public GIS Viewer.

## CONTINUATION SHEET

Property Name: 380 N. 26<sup>th</sup> Street

Page 9 of 9

<sup>2</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>3</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>4</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, March 1992, 9-12.

<sup>5</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, March 1992, 9-12.

<sup>6</sup> City of San Jose Online Permit Center; Google Earth Historical Imagery; Historic Aerials by NETR Online.

<sup>7</sup> Historic Aerials by NETR Online.

<sup>8</sup> Sanborn maps.

<sup>9</sup> Caltrans, Right of Way Assessments 1967, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027, 4723-028, & 4723-049.

<sup>10</sup> Building permits via 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.

<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> *Ibid.*, 30-32.

<sup>21</sup> Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.

<sup>22</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 32.

<sup>23</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 9 \*Resource Name or #: (Assigned by recorder) 1342 Tripp 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 1342 Tripp Avenue City San Jose Zip 95116

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 249-66-033

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

The subject property is in the Wooster-26th and East-West Citadel neighborhoods of central San Jose, and sits at the north end of the block bound by Wooster Avenue to the east, E. Julian Street to the south, N. 26<sup>th</sup> Street to the west, and Tripp Avenue to the north. The surrounding area consists of a mix of single- and multi-family residential and commercial buildings, light industrial buildings, and a school on Wooster Avenue.

The rectangular parcel at 1342 Tripp Avenue has two wood frame structures: a multi-family building and a detached shed. Constructed in 1962, the two-story three-unit Midcentury Modern apartment building is roughly rectangular in plan.<sup>1</sup> (See Continuation Sheet.)

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

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



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

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

The front (northwest) and northeast  
façades, TreanorHL, February 2022.

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

1962, City of San Jose Permit Center

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

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

TreanorHL  
550 Montgomery St., Suite 500, San  
Francisco, CA

\*P9. Date Recorded: February 28,  
2022

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

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") TreanorHL, Residencias Arianna 1298 Tripp Ave., San Jose, CA Historic Resource  
Assessment - Draft, March 1, 2022

\*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) 1342 Tripp Avenue \*NRHP Status Code \_\_\_\_\_  
Page 2 of 9

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 1342 Tripp Avenue  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Midcentury Modern  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed 1962. (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>2</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>3</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: February 28, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 1342 Tripp Avenue

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### **\*P3a. Description, Continued:**

The roof is a rolled asphalt-clad low-pitched hipped roof with a wide eave overhang, open to expose the rafters.

The primary façade faces northwest toward Tripp Avenue and is punctuated by two entryways: a deeply recessed doorway leading to a flight of stairs to the second floor and a single raised door with a rectangular red brick step and security gate. A narrow walkway leads from the Tripp Avenue sidewalk to the second-floor stair doorway. The ground floor façade is clad in stucco, while the second floor is clad in board and batten clapboard and stucco. A band of fenestration runs along the second-floor exterior. The primary window type is aluminum sliding with wood trim—four three-lite sliding on the upper level, and two two-lite and one three-lite sliding windows on the ground floor.

Clad in stucco on the ground floor and board and batten clapboard on the second floor, the northeast elevation is unfenestrated and comparatively plain, save two ground floor garage doors. One garage is double and the other is single, both with wood doors and a partial wood trim on top. The southwest façade is also clad in stucco and is punctuated by one aluminum two-lite sliding window. A detached utilitarian wood shed with tin roof is to the southwestern end of the building.

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

The site and its surrounding areas were likely agricultural or ranch land in the 19<sup>th</sup> century. While much of downtown San Jose and its immediate area was urbanized or residential by this time, this particular piece of land remained undeveloped for the first half of the 20<sup>th</sup> century. The area was annexed to San Jose in the 1950s. In the 1880s, underdeveloped areas within the city limits of San Jose were subdivided for residential buildings.<sup>4</sup> Areas that were not yet annexed continued on as agricultural, grazing, or ranch land.<sup>5</sup> The larger block of land encompassing the subject property--the area east of Coyote Creek, north of McKee Road (now E. Julian Street), west of King Road, and south of Mabury Avenue consisted of approximately 284 undeveloped acres till the mid-20<sup>th</sup> century.

Less than half a mile from the subject property, the Bayshore Freeway divides the East-West Citadel neighborhood from the Anne Darling neighborhood to the east. Construction for the Bayshore Highway began in 1924 and took nearly 10 years to reach the City of San Jose. The Bayshore Highway reached the city and passed the Guadalupe River c. 1937. The Bayshore Highway was changed to the Bayshore Freeway between the 1940s and 1960s, during a period of reconstruction to accommodate higher levels of traffic and to address safety concerns. Ramps were added at this time, two southeast of the subject property on E. Julian Street.

The block, in which the subject property is located today, was unspecified in its use until 1951 when the Sanborn Insurance Company documented the area. The larger block of land east of Coyote Creek, north of McKee Road (now E. Julian Street), and west of Wooster Avenue was not subdivided by the city, and instead had structures irregularly laid on the properties including seven modest sized dwellings, five detached garages, and multiple accessory structures. The area from 300 to 355 Wooster Avenue was labeled as a poultry house and had a hen house in the north end of the parcel. Although research did not reveal any building permits as far back the 1930s, an address on this block on Wooster Avenue was recorded in the City Directories as early as 1931.

## CONTINUATION SHEET

Property Name: 1342 Tripp Avenue

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The transformation of the area to a primarily residential neighborhood began in the mid-20<sup>th</sup> century. The poultry farm was removed in the 1950s and 1960s, and multiple apartment complexes were built on and around the subject block. Streets were created or extended to serve the area. Between 1958 and 1960, N. 26<sup>th</sup> Street was extended further north, and the Julian West apartment complexes, which sit west of the subject property, were completed.<sup>6</sup> In the early 1960s, Wooster Avenue was extended to the 500s and Tripp Avenue was created.<sup>7</sup> In the same decade, E. Julian Street was extended further east passed Coyote Creek into what was McKee Road, likely to accommodate the ramps leading to the Bayshore Freeway.<sup>8</sup>

While much of the area is predominately residential, it was, and still remains, partially dedicated to light industrial use. California Department of Transportation surveyed and assessed the blocks on the King Road between Mabury Road and McKee Road labelling the area as industrial but did not specific type.<sup>9</sup> In the mid-1960s, the Eggo Foods Corporation constructed a warehouse on the large plot of land located at the end of Wooster Avenue, north of the project site. The company has since changed to Kellogg's, but still occupies the space which serves as a factory and warehouse distribution center. More apartment complexes were developed in the neighborhood in the 1970s onward, but the immediate surroundings of the subject property have not changed significantly since the mid-1970s.

### Construction Chronology

The two-story apartment building was constructed in 1962; the Santa Clara Assessor's Office also confirms this date. The address first appears in the 1963 San Jose City directory. 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>10</sup>

1962                      Permit application to construct a two-story, three-unit apartment building with three garages. Permit No. 38387.

### **\*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

## CONTINUATION SHEET

Property Name: 1342 Tripp Avenue

Page 5 of 9

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>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>

## CONTINUATION SHEET

Property Name: 1342 Tripp Avenue

Page 6 of 9

### Architect/Builder

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

### Architectural Style

#### **Midcentury Modern**

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>20</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>21</sup> The building at 1342 Tripp Avenue has 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>22</sup>

### Occupants

1963 Robert Drake, Shirley Liebhart, Bruce J. Kress

1971 Susan Lovett, June White, William Cunningham

### *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>23</sup>*

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

The multi-family building at 1342 Tripp Avenue was constructed in 1962 as part of the residential expansion of the East-West Citadel and Wooster-26th neighborhoods. In addition, Tripp Avenue, which spans from N. 26th Street to Wooster Avenue, was built c. 1960 to accommodate this development. The property at 1298 Tripp Avenue was one of the multi-family buildings on Tripp Avenue constructed during the time of the neighborhoods' development in the early 1960s and is associated with the neighborhoods' initial development. The subject property was one of three buildings on the project site that established the trend of residential growth. Within the broader context of mid-20th century residential development of central San Jose, the property does not stand among many that were developed here. Therefore, the property does not appear eligible for listing on the NRHP or CRHP 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

## CONTINUATION SHEET

Property Name: 1342 Tripp Avenue

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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 in 1962, the multi-family building at 1342 Tripp Avenue exhibits some characteristics of Midcentury Modern architectural style as evidenced by its simple massing, flat roof, and exterior cladding. This building is not an exemplary representation 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. No architect, designer, or building has been identified for 1342 Tripp Avenue. The subject building is merely one of many modest multi-family buildings constructed during this period and does not feature details that make the structure stand out as an exemplary extant illustration of the style. 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 1342 Tripp Avenue retains integrity of location since it has not been moved. The property retains its integrity of association and feeling because it has remained a multi-family building since its construction, and still expresses the character and aesthetic of the mid-20<sup>th</sup> century. The building continues to illustrate its Midcentury Modern style, and retains sufficient integrity of design, materials, and workmanship.

### **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 in 1962, the property is linked to the mid-20<sup>th</sup> century residential development of the East-West Citadel and Wooster-26<sup>th</sup> neighborhoods. However, it is not individually associated with the development of the area in an individually significant way. The area has other multi-family buildings on Tripp Avenue which are equally intact and represent the mid-20<sup>th</sup> century residential character of the neighborhoods. 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.*

## CONTINUATION SHEET

Property Name: 1342 Tripp Avenue

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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 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 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 multi-family residential building fails to be distinctive examples of an architectural type or specimen in San Jose. The building exhibits some simplified features of the Midcentury Modern architecture but does not stand out as exemplary extant illustrations of the architectural style. It is a modest building typical of its type and period in architecture. It is 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 building. 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 property 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, 1342 Tripp 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> City of San Jose Online Permits, Permit No. 38387; San Jose Public GIS Viewer.

<sup>2</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>3</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>4</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose* (March 1992), 9-12.



## CONTINUATION SHEET

Property Name: 1342 Tripp Avenue

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- <sup>5</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, 9-12.
- <sup>6</sup> City of San Jose Online Permit Center; Google Earth Historical Imagery; Historic Aerials by NETR Online.
- <sup>7</sup> Historic Aerials by NETR Online.
- <sup>8</sup> Sanborn maps.
- <sup>9</sup> Caltrans, Right of Way Assessments 1967, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027, 4723-028, & 4723-049.
- <sup>10</sup> Building permits via 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.
- <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> McAlester, *A Field Guide to American Houses*, 30-32.
- <sup>21</sup> Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.
- <sup>22</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 32.
- <sup>23</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 9 \*Resource Name or #: (Assigned by recorder) 345 Wooster Avenue

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

f\*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 345 Wooster Avenue City San Jose Zip 95116

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 249-66-037

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

The subject property is in the Wooster-26th and East-West Citadel neighborhoods of central San Jose and sits at the north end of the block bound by Wooster Avenue to the east, E. Julian Street to the south, N. 26<sup>th</sup> Street to the west, and Tripp Avenue to the north. The surrounding area consists of a mix of single- and multi-family residential and commercial buildings, light industrial buildings, and a school on Wooster Avenue.

The parcel at 345 Wooster Avenue features four structures: an American vernacular single-family dwelling, a detached garage, and two accessory structures. Constructed c. 1948, the main house is a wood frame, one-story structure complex in plan.<sup>1</sup> (See Continuation Sheet.)

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

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



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

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

The front (northeast) and northwest facades. TreanorHL, February 2022.

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

c. 1948, City of San Jose Permit Center

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

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

TreanorHL  
550 Montgomery St., Suite 500, San Francisco, CA

\*P9. Date Recorded: February 28, 2022

\*P10. Survey Type: (Describe)

Intensive survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") TreanorHL, Residencias Arianna 1298 Tripp Ave., San Jose, CA Historic Resource Assessment - Draft, March 1, 2022

\*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) 345 Wooster Avenue \*NRHP Status Code \_\_\_\_\_  
Page 2 of 9

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 345 Wooster Avenue  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: American Vernacular  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed ca. 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>2</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>3</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: February 28, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 345 Wooster Avenue

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### **\*P3a. Description, Continued:**

Clad in clapboard and capped with a moderately-pitched asphalt-shingle roof, the house is set back approximately 20 feet from the sidewalk and sits on the southeast edge of the parcel.

The primary (northeast) façade of the house faces Wooster Avenue. A partial width wrap-around porch, with six unadorned supports, runs from the primary façade to the side (northwest) façade. A projecting roof clad in asphalt shingles extends from the main hipped roof to cover the porch. A concrete floor runs the entirety of the porch. Sheltered under the porch roof is the main raised entry way, accessed by a narrow concrete walkway that leads to Wooster Avenue. The four-panel single door has a lite and a simple wide wood trim. The door is flanked by two aluminum sash two-lite sliding windows with wide wood trim, one window with an incorporated plant box below.

The northwest façade is punctuated by two single-hung aluminum sash windows, and three aluminum two-lite sliding windows. The southeast elevation features five aluminum sash one-over-one windows, and a red brick chimney. All openings have wide wood trim. A concrete driveway runs from the east to the west of the property, leading to the detached garage. In the southwestern corner of the parcel sits a single-car garage with an asphalt-shingle clad side gable roof. Two accessory structures in the southeast corner of the parcel, and the southwestern façade are obscured from street view. A chain link fence runs the perimeter of the property.

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

The site and its surrounding areas were likely agricultural or ranch land in the 19<sup>th</sup> century. While much of downtown San Jose and its immediate area was urbanized or residential by this time, this particular piece of land remained undeveloped for the first half of the 20<sup>th</sup> century. The area was annexed to San Jose in the 1950s. In the 1880s, underdeveloped areas within the city limits of San Jose were subdivided for residential buildings.<sup>4</sup> Areas that were not yet annexed continued on as agricultural, grazing, or ranch land.<sup>5</sup> The larger block of land encompassing the subject property--the area east of Coyote Creek, north of McKee Road (now E. Julian Street), west of King Road, and south of Mabury Avenue consisted of approximately 284 undeveloped acres till the mid-20<sup>th</sup> century.

Less than half a mile from the subject property, the Bayshore Freeway divides the East-West Citadel neighborhood from the Anne Darling neighborhood to the east. Construction for the Bayshore Highway began in 1924 and took nearly 10 years to reach the City of San Jose. The Bayshore Highway reached the city and passed the Guadalupe River c. 1937. The Bayshore Highway was changed to the Bayshore Freeway between the 1940s and 1960s, during a period of reconstruction to accommodate higher levels of traffic and to address safety concerns. Ramps were added at this time, two southeast of the subject property on E. Julian Street.

The block, in which the subject property is located today, was unspecified in its use until 1951 when the Sanborn Insurance Company documented the area. The larger block of land east of Coyote Creek, north of McKee Road (now E. Julian Street), and west of Wooster Avenue was not subdivided by the city, and instead had structures irregularly laid on the properties including seven modest sized dwellings, five detached garages, and multiple accessory structures. The area from 300 to 355 Wooster Avenue was labeled as a poultry house and had a hen house in the north end of the parcel. Although research did not

## CONTINUATION SHEET

Property Name: 345 Wooster Avenue

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reveal any building permits as far back the 1930s, an address on this block on Wooster Avenue was recorded in the City Directories as early as 1931.

The transformation of the area to a primarily residential neighborhood began in the mid-20<sup>th</sup> century. The poultry farm was removed in the 1950s and 1960s, and multiple apartment complexes were built on and around the subject block. Streets were created or extended to serve the area. Between 1958 and 1960, N. 26<sup>th</sup> Street was extended further north, and the Julian West apartment complexes, which sit west of the subject property, were completed.<sup>6</sup> In the early 1960s, Wooster Avenue was extended to the 500s and Tripp Avenue was created.<sup>7</sup> In the same decade, E. Julian Street was extended further east passed Coyote Creek into what was McKee Road, likely to accommodate the ramps leading to the Bayshore Freeway.<sup>8</sup>

While much of the area is predominately residential, it was, and still remains, partially dedicated to light industrial use. California Department of Transportation surveyed and assessed the blocks on the King Road between Mabury Road and McKee Road labelling the area as industrial but did not specific type.<sup>9</sup> In the mid-1960s, the Eggo Foods Corporation constructed a warehouse on the large plot of land located at the end of Wooster Avenue, north of the subject property. The company has since changed to Kellogg's, but still occupies the space which serves as a factory and warehouse distribution center. More apartment complexes were developed in the neighborhood in the 1970s onward, but the immediate surroundings of the subject property have not changed significantly since the mid-1970s.

### Construction Chronology

The single-family house was possibly constructed in the 1940s. The building is noticeable on the 1948 aerial photograph and the address first appears in the 1957 San Jose City directory.<sup>10</sup> 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>

- |      |  |
|------|--|
| 1954 | Permit application to construct a bedroom addition to the one-story single-family house. Permit No. 18256. |
| 1977 | Permit application to build foundation and relocate the one-story building. Permit No. 06999.              |
| 1998 | Reroofing. Permit No. B9867962.  |

### **\*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

## CONTINUATION SHEET

Property Name: 345 Wooster Avenue

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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>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

## CONTINUATION SHEET

Property Name: 345 Wooster Avenue

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

### Architect/Builder

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

### Architectural Style

#### **American Vernacular**

The subject property possesses elements of a stripped-down version of American Vernacular architecture evidenced in its simple massing, clapboard clad walls, and covered front porch with simple supports. The style began c. 1930 and is still in use today. Identifying features include:

- Simple geometric forms
- Covered porches and balconies with unadorned supports and railings
- Uncomplicated roofs
- Wall clad with one dominant materials, generally wood, stone, or brick
- Stylistic details not present<sup>21</sup>

### Occupants

1957	Henry J. (employee at Ford Plant) and Emma Fernandez
1960	Hener J. Fernandes
1961 – 1962	Maureen R. Wilson (student)
1963 – 1964	Donald Hogan (teacher)
1963 – 1965	Leslie Henry Atteberry (teacher)
1965	Michl Airington (teacher)
1971	Danny (machine operator) and Joni Brus

### ***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>22</sup>***

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

Constructed in the early 1940s, the buildings at 345 Wooster Avenue did not follow the typical development pattern of the 1950s and 1960s in the area. The single-family house was constructed on Wooster Avenue before the street's extension in the early 1960s. The timeline for the accessory structures on the parcel is unclear but seems to loosely follow the mid-20<sup>th</sup> century development patter associated

## CONTINUATION SHEET

Property Name: 345 Wooster Avenue

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with East-West Citadel and Wooster-26<sup>th</sup> neighborhoods.<sup>23</sup> The subject property at 345 Wooster Avenue was not found to have been associated with the residential development of the neighborhoods in an individually significant way. Therefore, the property does not appear eligible for listing on the NRHP or CRHP 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*

While the house on 345 Wooster Avenue, constructed in the early 1940s, exhibits characteristics of the American Vernacular architectural style, it cannot be considered an exemplary representation of the style. The building is of common construction and materials with no notable or special attributes, and does not possess high artistic value. No architect, designer or builder has been identified for the property. 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 one-story house at 345 Wooster Avenue was relocated on the parcel in the late 1970s, therefore, the integrity of location is diminished. The property retains its integrity of association and feeling because it has remained a single-family house since its construction, and still expresses the character and aesthetic of the early to mid-20<sup>th</sup> century. Integrity of design, materials, and workmanship have been compromised due to alterations and additions over time. Integrity of setting has been compromised by construction of the freeway and addition of apartment buildings in the area.

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

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

The property is not associated with the mid-20<sup>th</sup> century residential development of the East-West Citadel and Wooster-26<sup>th</sup> neighborhoods and does not appear to be an individually important part of San Jose's or the region's history. It is merely one of many properties that illustrates development trends of the period in central San Jose. 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.



## CONTINUATION SHEET

Property Name: 345 Wooster Avenue

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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 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 building is an American Vernacular-style dwelling but fails to be a distinctive example of an architectural type or specimen in San Jose. Constructed in the early 1940s as a residential 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 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 building 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, 345 Wooster 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.

## CONTINUATION SHEET

Property Name: 345 Wooster Avenue

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

- <sup>1</sup> City of San Jose Online Permits, Permit No. 18256; San Jose Public GIS Viewer.
- <sup>2</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
- <sup>3</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.
- <sup>4</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose* (March 1992), 9-12.
- <sup>5</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, 9-12.
- <sup>6</sup> City of San Jose Online Permit Center; Google Earth Historical Imagery; Historic Aerials by NETR Online.
- <sup>7</sup> Historic Aerials by NETR Online.
- <sup>8</sup> Sanborn maps.
- <sup>9</sup> Caltrans, Right of Way Assessments 1967, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027, 4723-028, & 4723-049.
- <sup>10</sup> Historic Aerials by NETR Online.
- <sup>11</sup> Building permits via City of San Jose Public Information Search.
- <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> McAlester, *A Field Guide to American Houses*, 753.
- <sup>22</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>23</sup> Historic Aerials by NETR Online.

**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 9 \*Resource Name or #: (Assigned by recorder) 341 Wooster 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 341 Wooster Avenue City San Jose Zip 95116

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 249-66-038

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

The subject property is in the Wooster-26th and East-West Citadel neighborhoods of central San Jose, and sits at the north end of the block bound by Wooster Avenue to the east, E. Julian Street to the south, N. 26th Street to the west, and Tripp Avenue to the north. The surrounding area consists of a mix of single- and multi-family residential and commercial buildings, light industrial buildings, and a school on Wooster Avenue.

No original building permit was found for the building at 341 Wooster Avenue, but it was likely constructed c. 1947.<sup>1</sup> This American Vernacular-style one-story single-family house is wood frame, clad in clapboard, and L-shaped in plan. (See Continuation Sheet.)

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

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

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



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

The front (northeast) and northwest facades, TreanorHL, February 2022.

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

c. 1947, Santa Clara Assessor's Office, Historic Aerials

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

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

TreanorHL  
550 Montgomery St. Suite 500, San Francisco, CA

\*P9. Date Recorded: February 28, 2022

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

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
TreanorHL, Residencias Arianna 1298 Tripp Ave., San Jose, CA Historic

Resource Assessment - Draft, March 1, 2022

\*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) 341 Wooster Avenue \*NRHP Status Code \_\_\_\_\_  
Page 2 of 9

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 341 Wooster Avenue  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: American Vernacular  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c. 1947. (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>2</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>3</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: February 28, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 341 Wooster Avenue

Page 3 of 9

### **\*P3a. Description, Continued:**

The building consists of two parts, which are connected by a shared wall. The one-story section of the house was constructed c. 1948, and the rear one- and two-story addition was constructed between 1953 and 1977.<sup>4</sup> The building is clad in vertical clapboard. The one-story section has a low-pitched front gable, and the two-story section has a moderately steeped gable roof with a half-timbered gable wall. Both gable walls are punctuated by a pair of aluminum louvers. The majority of the two-story section of the house is not visible from street.

The primary façade is one story and faces northeast toward Wooster Avenue. The entryway is off-center and raised by a projecting stairway consisting of three steps, framed by a simple wooden railing. The single wood door has a wide wood trim, and its two sidelites have wood casing. The door is capped by a wooden gable overhang with rolled asphalt roofing. The one-car garage to the south has a three-panel wood door with wood trim and exposed decorative beams. A single aluminum sash window with simple wood trim sits to the east of the entryway.

The southeast elevation of the one-story portion is punctuated by two aluminum sliding windows, one with 12 panes. The northwest elevation of the one-story section features one aluminum sliding window. A concrete driveway sits at the northeastern end of the parcel and continues into a concrete walkway that borders the northwestern and southeastern sides of the house. The southwest elevation and the accessory structure are not visible from street. Bordering the house is a chain link fence and an iron wrought fence with low piers.

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

The site and its surrounding areas were likely agricultural or ranch land in the 19<sup>th</sup> century. While much of downtown San Jose and its immediate area was urbanized or residential by this time, this particular piece of land remained undeveloped for the first half of the 20<sup>th</sup> century. The area was annexed to San Jose in the 1950s. In the 1880s, underdeveloped areas within the city limits of San Jose were subdivided for residential buildings.<sup>5</sup> Areas that were not yet annexed continued on as agricultural, grazing, or ranch land.<sup>6</sup> The larger block of land encompassing the project site--the area east of Coyote Creek, north of McKee Road (now E. Julian Street), west of King Road, and south of Mabury Avenue consisted of approximately 284 undeveloped acres till the mid-20<sup>th</sup> century.

Less than half a mile from the subject property, the Bayshore Freeway divides the East-West Citadel neighborhood from the Anne Darling neighborhood to the east. Construction for the Bayshore Highway began in 1924 and took nearly 10 years to reach the City of San Jose. The Bayshore Highway reached the city and passed the Guadalupe River c. 1937. The Bayshore Highway was changed to the Bayshore Freeway between the 1940s and 1960s, during a period of reconstruction to accommodate higher levels of traffic and to address safety concerns. Ramps were added at this time, two southeast of the project site on E. Julian Street.

The block, in which the subject property is located today, was unspecified in its use until 1951 when the Sanborn Insurance Company documented the area. The larger block of land east of Coyote Creek, north of McKee Road (now E. Julian Street), and west of Wooster Avenue was not subdivided by the city, and instead had structures irregularly laid on the properties including seven modest sized dwellings, five detached garages, and multiple accessory structures. The area from 300 to 355 Wooster Avenue was labeled as a poultry house and had a hen house in the north end of the parcel. Although research did not

## CONTINUATION SHEET

Property Name: 341 Wooster Avenue

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reveal any building permits as far back the 1930s, an address on this block on Wooster Avenue was recorded in the City Directories as early as 1931.

The transformation of the area to a primarily residential neighborhood began in the mid-20<sup>th</sup> century. The poultry farm was removed in the 1950s and 1960s, and multiple apartment complexes were built on and around the project block. Streets were created or extended to serve the area. Between 1958 and 1960, N. 26<sup>th</sup> Street was extended further north, and the Julian West apartment complexes, which sit west of the subject property, were completed.<sup>7</sup> In the early 1960s, Wooster Avenue was extended to the 500s and Tripp Avenue was created.<sup>8</sup> In the same decade, E. Julian Street was extended further east passed Coyote Creek into what was McKee Road, likely to accommodate the ramps leading to the Bayshore Freeway.<sup>9</sup>

While much of the area is predominately residential, it was, and still remains, partially dedicated to light industrial use. California Department of Transportation surveyed and assessed the blocks on the King Road between Mabury Road and McKee Road labelling the area as industrial but did not specific type.<sup>10</sup> In the mid-1960s, the Eggo Foods Corporation constructed a warehouse on the large plot of land located at the end of Wooster Avenue, north of the project site. The company has since changed to Kellogg's, but still occupies the space which serves as a factory and warehouse distribution center. More apartment complexes were developed in the neighborhood in the 1970s onward, but the immediate surroundings of the subject property have not changed significantly since the mid-1970s.

### Construction Chronology

The two-story apartment building was constructed in 1958. The Santa Clara Assessor's Office notes the construction date as 1959, and the address first appears in the 1962 San Jose City directory. 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>

1958	Permit application to construct a two-story 12-unit apartment building. Permit No. 28984.
1980	Reroofing. Permit No. 24510.
2013	Reroofing. Permit No. 2013-131017-MF.

### **\*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

## CONTINUATION SHEET

Property Name: 341 Wooster Avenue

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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>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

## CONTINUATION SHEET

Property Name: 341 Wooster Avenue

Page 6 of 9

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

### Architect/Builder

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

### Architectural Style

#### **American Vernacular**

The subject property possesses elements of a stripped-down version of American Vernacular architecture evidenced in its simple massing, clapboard clad walls, and covered front porch with simple supports. The style began c. 1930 and is still in use today. Identifying features include:

- Simple geometric forms
- Covered porches and balconies with unadorned supports and railings
- Uncomplicated roofs
- Wall clad with one dominant materials, generally wood, stone, or brick
- Stylistic details not present<sup>21</sup>

### Occupants

1957            Ann Sousa (floral arranger)  
1960 – 1962   Roy E. and Sallie E. Porter (bakery owners)  
1964 – 1979   Clara L. O'Brien (nurse)

### ***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>22</sup>***

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

The house at 341 Wooster Avenue was constructed c. 1947 before the residential development began in the East-West Citadel and Wooster-26<sup>th</sup> neighborhoods. Even though it is one of the earlier buildings in the area, it is not associated with the mid-20<sup>th</sup> century residential development of the neighborhood nor central San Jose in an individually significant way. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHP 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



## CONTINUATION SHEET

Property Name: 341 Wooster Avenue

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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 c. 1947, the single-family house at 341 Wooster Avenue exhibits some characteristics of the American Vernacular architectural style; 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 341 Wooster Avenue. The subject building is merely one of many that was built in the vernacular style during this period and does not feature details that make the structure stand out as an exemplary extant illustration of the style. The accessory structure is utilitarian in character. 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 341 Wooster Avenue maintains its original location. The property retains its integrity of association and feeling since both the house and its accessory structure have been used for residential purposes since they were built. Integrity of design, materials, and workmanship appear to be intact since the building has not received any major additions or alterations. Integrity of setting has been compromised by construction of the freeway and addition of apartment buildings in the area.

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

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

The property was constructed c. 1947 during the early wave of residential development of the East-West Citadel and Wooster-26th neighborhoods; however, and it does not appear to be an individually important part of San Jose's or region's history. It is merely one of many properties that were developed in the area during the mid-20<sup>th</sup> century. 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.

## CONTINUATION SHEET

Property Name: 341 Wooster Avenue

Page 8 of 9

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 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 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 on site is an example of vernacular architectural style in San Jose. The design is characteristic of other mid-20<sup>th</sup> century buildings and fails to be distinctive examples of an architectural type or specimen in San Jose. It is a modest building typical of its type and period in architecture. It is 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 house or garage. 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, 341 Wooster 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> Santa Clara Assessor's Office; Historic Aerials by NETR Online.

<sup>2</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>3</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

## CONTINUATION SHEET

Property Name: 341 Wooster Avenue

Page 9 of 9

- <sup>4</sup> City of San Jose Online Permits, Permit No. 04090; Historic Aerials by NETR Online, Building permits via City of San Jose Public Information Search.
- <sup>5</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose* (March 1992), 9-12.
- <sup>6</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, 9-12.
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- <sup>8</sup> Historic Aerials by NETR Online.
- <sup>9</sup> Sanborn maps.
- <sup>10</sup> Caltrans, Right of Way Assessments 1967, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027, 4723-028, & 4723-049.
- <sup>11</sup> Building permits via City of San Jose Public Information Search.
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- <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> McAlester, *A Field Guide to American Houses*, 753.
- <sup>22</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 10 \*Resource Name or #: (Assigned by recorder) 1298 Tripp 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 1298 Tripp Avenue City San Jose Zip 95116

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 249-66-040

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

The subject property is in the Wooster-26th and East-West Citadel neighborhoods of central San Jose and sits at the north end of the block bound by Wooster Avenue to the east, E. Julian Street to the south, N. 26th Street to the west, and Tripp Avenue to the north. The surrounding area consists of a mix of single- and multi-family residential and commercial buildings, light industrial buildings, and a school on Wooster Avenue.

Constructed in 1960, this Midcentury Modern 12-unit two-story residential building is a compound U-shape and rectangular plan, with the ends of the U projecting out beyond the rectangular section.<sup>1</sup> The building is primarily clad in stucco with clapboard and stone veneer detailing. (See Continuation Sheet.)

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

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

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



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

The northwest façade, TreanorHL, February 2022.

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

1960, City of San Jose Permit Center, Historic Aerials

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

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

TreanorHL  
550 Montgomery St., Suite 500, San Francisco, CA

\*P9. Date Recorded: February 28, 2022

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

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
TreanorHL, Residencias Arianna 1298 Tripp Ave., San Jose, CA Historic

Resource Assessment - Draft, March 1, 2022

\*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) 1298 Tripp Avenue \*NRHP Status Code \_\_\_\_\_  
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B1. Historic Name: \_\_\_\_\_  
B2. Common Name: 1298 Tripp Avenue  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Midcentury Modern  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed in 1960. (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>2</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>3</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. (See Continuation Sheet.)

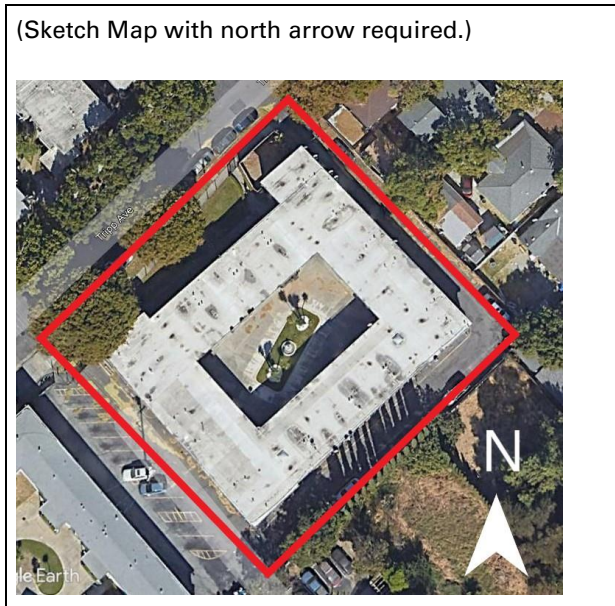
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
See Continuation Sheets.

B13. Remarks:

\*B14. Evaluator: TreanorHL  
\*Date of Evaluation: February 28, 2022

(This space reserved for official comments.)



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### **\*P3a. Description, Continued:**

All visible facades terminate at the overhanging flat roof clad in rolled asphalt shingles. The northwest façade features the building's address sign placed against the clapboard and stone veneer on the ends of the projecting wings. Each floor on this façade features one band of nine windows. The primary window type of this façade is aluminum sliders with wood trim, of either eight, 12, or 16 panes. Linking the buildings to each other are two open corridors with simple metal railings on the upper floor. Two open entryways are on the ground floor and lead to the inner courtyard. A low metal fence with two gates on the northwestern end meet a high latticed fence area on the northeast. This area is closed from public view, and only accessible from inside the property, but is likely an outdoor dining area. A concrete walkway runs along the northwest property line.

The northeast façade features two bands of fenestration and a carport with six spaces. All windows are aluminum sash multi-pane sliding windows: 16 on the second floor and six on the ground floor. An automatic metal security car gate is at the northeast corner of the parcel.

18 aluminum sash multi-pane sliding windows punctuate the southwest façade, all with simple wood trim. The first floor has four windows and is partially open to accommodate an eight-car carport. Additional surface parking to the southwest is shared with 380 N. 26<sup>th</sup> Street. An automatic metal security car gate is at the southwest corner of the parcel. The southeast elevation and courtyard are not visible from street view.

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

The site and its surrounding areas were likely agricultural or ranch land in the 19<sup>th</sup> century. While much of downtown San Jose and its immediate area was urbanized or residential by this time, this particular piece of land remained undeveloped for the first half of the 20<sup>th</sup> century. The area was annexed to San Jose in the 1950s. In the 1880s, underdeveloped areas within the city limits of San Jose were subdivided for residential buildings.<sup>4</sup> Areas that were not yet annexed continued on as agricultural, grazing, or ranch land.<sup>5</sup> The larger block of land encompassing the subject property--the area east of Coyote Creek, north of McKee Road (now E. Julian Street), west of King Road, and south of Mabury Avenue consisted of approximately 284 undeveloped acres till the mid-20<sup>th</sup> century.

Less than half a mile from the subject property, the Bayshore Freeway divides the East-West Citadel neighborhood from the Anne Darling neighborhood to the east. Construction for the Bayshore Highway began in 1924 and took nearly 10 years to reach the City of San Jose. The Bayshore Highway reached the city and passed the Guadalupe River c. 1937. The Bayshore Highway was changed to the Bayshore Freeway between the 1940s and 1960s, during a period of reconstruction to accommodate higher levels of traffic and to address safety concerns. Ramps were added at this time, two southeast of the subject property on E. Julian Street.

The block, in which the subject property is located today, was unspecified in its use until 1951 when the Sanborn Insurance Company documented the area. The larger block of land east of Coyote Creek, north of McKee Road (now E. Julian Street), and west of Wooster Avenue was not subdivided by the city, and instead had structures irregularly laid on the properties including seven modest sized dwellings, five detached garages, and multiple accessory structures. The area from 300 to 355 Wooster Avenue was

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labeled as a poultry house and had a hen house in the north end of the parcel. Although research did not reveal any building permits as far back the 1930s, an address on this block on Wooster Avenue was recorded in the City Directories as early as 1931.

The transformation of the area to a primarily residential neighborhood began in the mid-20<sup>th</sup> century. The poultry farm was removed in the 1950s and 1960s, and multiple apartment complexes were built on and around the subject block. Streets were created or extended to serve the area. Between 1958 and 1960, N. 26<sup>th</sup> Street was extended further north, and the Julian West apartment complexes, which sit west of the subject property, were completed.<sup>6</sup> In the early 1960s, Wooster Avenue was extended to the 500s and Tripp Avenue was created.<sup>7</sup> In the same decade, E. Julian Street was extended further east passed Coyote Creek into what was McKee Road, likely to accommodate the ramps leading to the Bayshore Freeway.<sup>8</sup>

While much of the area is predominately residential, it was, and still remains, partially dedicated to light industrial use. California Department of Transportation surveyed and assessed the blocks on the King Road between Mabury Road and McKee Road labelling the area as industrial but did not specific type.<sup>9</sup> In the mid-1960s, the Eggo Foods Corporation constructed a warehouse on the large plot of land located at the end of Wooster Avenue, north of the subject property. The company has since changed to Kellogg's, but still occupies the space which serves as a factory and warehouse distribution center. More apartment complexes were developed in the neighborhood in the 1970s onward, but the immediate surroundings of the subject property have not changed significantly since the mid-1970s.

### Construction Chronology

The two-story apartment building was constructed in 1960; the Santa Clara Assessor's Office also confirms this date. The address first appears in the 1962 San Jose City directory. The building received alterations over time including deck repair, window replacements, and reroofing. 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>10</sup>

1960	Permit applications to build a foundation, a two-story 28-unit apartment building, and a swimming pool. Permit Nos. 32508, 32528, 32654.
1979	Fire damage repair. Permit No. 19601GA.
1992	Fire damage repair at two apartments, and a new roof. Permit No. 92-03222.
2003	Deck repair, railing replacement (new white iron railings at the second floor), window replacement (same location, same size with new double pane vinyl windows). Permit No. 2003-109318.
2017	Reroofing. Permit No. 2017-016820.

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

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

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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.

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



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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>

### Architect/Builder

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

### Architectural Style

#### **Midcentury Modern**

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>20</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>21</sup> The building at 1298 Tripp Avenue has 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>22</sup>

### Occupants

This property first appears in the 1962 city directory as an apartment building. From 1963 to 1979, it was noted as Kimberly Apartments and had a high turnover.

### Current Historic Status

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

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### *Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation<sup>23</sup>*

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

The multi-family building at 1298 Tripp Avenue was constructed in 1960 as part of the residential expansion of the East-West Citadel and Wooster-26th neighborhoods. In addition, Tripp Avenue, which spans from N. 26<sup>th</sup> Street to Wooster Avenue, was built c. 1960 to accommodate this development. The property at 1298 Tripp Avenue was one of the multi-family buildings on Tripp Avenue constructed during the time of the neighborhoods' development in the early 1960s and is associated with the neighborhoods' initial development. The subject property was one of three buildings on the project site that established the trend of residential growth. Within the broader context of mid-20<sup>th</sup> century residential development of central San Jose, the property does not stand among many that were developed here. Therefore, the property does not appear eligible for listing on the NRHP or CRHP 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 1960, the multi-family building at 1298 Tripp Avenue exhibit some characteristics of the Midcentury Modern architectural style as evidenced by its simple geometric massing, stucco and wood exterior walls, and flat roof. The building is not an exemplary representation 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. No architect, designer, or building has been identified for 1298 Tripp Avenue. The subject building is merely one of many modest multi-family buildings constructed during this period and does not feature details that make the structure stand out as an exemplary extant illustration of the style. 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 1298 Tripp Avenue retains integrity of location since it has not been moved. The property retains its integrity of association and feeling because it has remained a multi-family building since its construction, and still expresses the character and aesthetic of the mid-20<sup>th</sup> century. Even though the building continues to illustrate its Midcentury Modern style, integrity of design, materials, and workmanship have been compromised due to exterior alterations over the last decades. Integrity of setting has been compromised by construction of the freeway and addition of apartment buildings in the area.

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### 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 in 1960, the property is linked with the mid-20<sup>th</sup> century residential development of the East-West Citadel and Wooster-26th neighborhoods. However, it is not associated with the development of the area in an individually significant way. The neighborhoods have other multi-family buildings on Tripp Avenue which are equally intact and represent the mid-20<sup>th</sup> century residential neighborhood. 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 building features some elements of the Midcentury Modern style; however, it does not stand out as exemplary extant illustration 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 a multi-family residential building and fails to be distinctive example of an architectural type or specimen in San Jose. It is a modest building typical of their type and period in architecture. It is 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 property. The property does not appear to be eligible as a City Landmark under Criterion 7.

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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 building 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, 1298 Tripp 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> City of San Jose Online Permits, Permit No. 32508; San Jose Public GIS Viewer; Santa Clara County Assessor's Office; Historic Aerials by NETR Online.

<sup>2</sup> Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

<sup>3</sup> Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

<sup>4</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose* (March 1992), 9-12.

<sup>5</sup> Archives & Architecture, *Historical Overview and Context for the City of San Jose*, 9-12.

<sup>6</sup> City of San Jose Online Permit Center; Google Earth Historical Imagery; Historic Aerials by NETR Online.

<sup>7</sup> Historic Aerials by NETR Online.

<sup>8</sup> Sanborn maps.

<sup>9</sup> Caltrans, Right of Way Assessments 1967, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027, 4723-028, & 4723-049.

<sup>10</sup> Building permits via 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.

<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> McAlester, *A Field Guide to American Houses*, 30-32.

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<sup>21</sup> Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.

<sup>22</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 32.

<sup>23</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.