

2055 E. HAMILTON AVENUE  
EBAY SOUTH CAMPUS  
HISTORIC RESOURCE EVALUATION AND  
PROPOSED PROJECT ANALYSIS

INCL. SPACE FRAME ALTERNATIVE

SAN JOSE, CALIFORNIA  
[15052]



**PAGE & TURNBULL**

imagining change in historic environments through design, research, and technology

SEPTEMBER 25, 2015



August 25, 2015

Liz Schuller  
City of San Jose  
Department of Planning, Building, and Code Enforcement  
200 East Santa Clara Street  
San Jose, California 95113

RE: Historic Report and Proposed Project Analysis for 2055 E. Hamilton Avenue, San Jose, California

The following historic report has been prepared for the City of San Jose regarding the property at 2055 E. Hamilton Avenue in San Jose, California, also known as the Lloyd House or Greylands. This report has been completed in advance of a proposed project at and adjacent to the building. The applicant for the proposed project is Chris Lotti representing eBay, Inc., 2145 Hamilton Avenue, San Jose, California, 95125. This report has been completed by Page & Turnbull, Inc., 417 Montgomery Street, 8<sup>th</sup> Floor, San Francisco, California, 94104. A draft historic report was completed on May 7, 2015 and submitted to the City of San Jose Department of Planning, Building, and Code Enforcement. Following revisions requested by the City of San Jose, the revised report was submitted on August 25, 2015. In accordance with the City of San Jose "Revised Guidelines for Historic Reports" (dated February 26, 2010), this report contains:

- Cover letter
- Part 1: California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building Structure and Object Record) forms
- City of San Jose Historic Evaluation Criteria Forms
- Appendices
- Part 2: eBay Main Street Building Proposed Project Analysis

2055 E. Hamilton Avenue, formerly a single family residence and now used as office space by eBay, Inc., is a Dutch Colonial Revival style building constructed in 1927. The property (APN 284-23-047) is located on the north side of E. Hamilton Avenue between Leigh Avenue and Bascom Avenue, on eBay, Inc.'s South Campus, in San Jose. The proposed project involves new construction adjacent to 2055 E. Hamilton Avenue and limited alterations to the building. Impacts of the proposed project are discussed in the "Proposed Project Analysis" section of this report.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 28 Resource name(s) or number (assigned by recorder) 2055 E. Hamilton Avenue

**P1. Other Identifier:** Greylands; Lloyd House

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted  
**\*a. County** Santa Clara  
**\*b. USGS 7.5' Quad** San Jose West, California  
**\*c. Address** 2055 E. Hamilton Avenue  
**\*d. Date** 2015  
**\*e. Other Locational Data:** Assessor's Parcel Number 284-23-047  
**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

2055 E. Hamilton Avenue stands on a 0.37 acre parcel on the north side of E. Hamilton Avenue, between Bascom Avenue and Leigh Avenue in the Greylands neighborhood of San Jose. Built in 1927, the two-story over partial basement residence is designed in the Dutch Colonial Revival style. The building is rectangular in plan with a concrete foundation, wood framing, and a side-facing gambrel roof covered with wood shingles. There are two brick chimneys: one that rises along the west façade and another that punctures the roof toward the east. Three one-story wings feature flat roofs. The walls are clad with wood shingles, some with angled bottom edges. The building is surrounded by landscaping, parking lots to the east and west, a paved walkway at the rear, and a paved plaza and office buildings farther behind. Several large redwood trees surround the building (**Figures 2-5**).  
(Continued)

**\*P3b. Resource Attributes:** (list attributes and codes) HP2: Single Family Residence, HP6. 1-3 story commercial building  
**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



**P5b. Photo:** (view and date)  
View of primary façade, looking north  
04/20/2015

**\*P6. Date Constructed/Age and Sources:** ☒ historic  
1927, Campbell Historical Museum  
and Ainsley House Foundation

**\*P7. Owner and Address:**  
eBay, Inc.  
2145 E. Hamilton Avenue  
San Jose, CA 95125

**\*P8. Recorded by:**  
Page & Turnbull, Inc.  
417 Montgomery Street, 8<sup>th</sup> Floor  
San Francisco, CA 94104

**\*P9. Date Recorded:**  
08/25/15

**\*P10. Survey Type:**  
Intensive

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

**\*Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



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**\*P3a. Description: (continued)**



**Figure 2. Front yard landscaping, looking northeast. Source: Page & Turnbull, April 2015.**



**Figure 3. Parking lot to the west. Source: Page & Turnbull, April 2015.**



**Figure 4. Landscaping and parking lot to the east. Source: Page & Turnbull, April 2015.**



**Figure 5. Landscaping, paved plaza, and office buildings to the north (at the rear of the house). Source: Page & Turnbull, April 2015.**

*South (Primary) Facade*

The primary façade faces south toward E. Hamilton Avenue. The façade is organized with a center primary entrance approached from the west via a brick walkway, featuring a brick step and stoop, paired fluted square Tuscan columns, and a pediment (**Figures 6 and 7**). The paneled wood door is flanked by leaded glass sidelights over paneled spandrels, framed by narrow paneled pilasters. The door and sidelight set is topped with an elliptical transom fanlight. Sets of three six-over-six double-hung wood sash windows with ogee lugs are located to either side of the entrance. The groupings feature a common wood surround, sill, and cornice. The first story terminates in an entablature with a blank frieze and cornice, above which is the side of the gambrel roof. Both ends of the house feature one-story wings that are recessed from the plane of the primary façade. The south façade of the east wing features a fixed 24-lite wood window (full height) flanked by 12-lite casements (**Figure 8**). The window set is topped with spandrel panels and framed on both sides by pairs of fluted Tuscan pilasters. The west wing features a tripartite grouping of eight-lite wood sash windows above a wall panel (**Figure 9**). The grouping is framed by a single fluted Tuscan pilaster at each side, and the south facade of the west wing features paired pilasters of the same type at the east and west ends. Both wings terminate in entablatures with blank friezes and projecting cornices, as well as parapets with smaller molded cornices.

The second story is a wide shed-roofed dormer that projects out from the gambrel roof. It features three pairs of six-over-six double-hung wood sash windows with ogee lugs, which are aligned above the entrance and window groupings at the first story. The window pairs have flat board surrounds with molded edges and a continuous wood sill. The second story terminates in a wood cornice.

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Figure 6. Primary façade, looking north. Source: Page & Turnbull, April 2015.



Figure 7. Close view of primary entrance. Source: Page & Turnbull, April 2015.

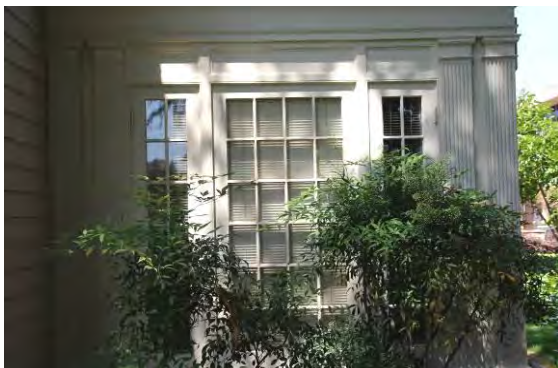


Figure 8. East one-story wing, looking north. Source: Page & Turnbull, April 2015.



Figure 9. West one-story wing, looking north. Source: Page & Turnbull, April 2015.

#### *West Façade*

The west façade of the west one-story wing is nearly identical to the south façade except that the windows feature 12 lites each and the tripartite grouping is framed by paired pilasters. Next to the wing, to the south, is a pair of six-over-six double hung wood sash windows with wood surrounds.

The second story of the west façade features a brick chimney at center that rises above the roofline. A single six-over-six double-hung wood sash window with wood surround is located to either side of the chimney (**Figure 2**).

#### *North (Rear) Façade*

The rear façade features the north facades of the one-story side wings, a flat-roofed one-story projecting kitchen wing at the east half of the main portion of the building, and a porch at the west half of the first story (**Figures 10-11**). The north façade of the east wing is identical to its south façade. The projecting kitchen wing features a glazed and paneled wood door with a wood surround and concrete step, as well as a three-over-three double-hung wood sash window and a pair of six-over-six double-hung wood sash windows (**Figures 12-13**). All windows have ogee lugs at the top sashes and wood surrounds and sills. There is a wood cabinet with vertical wood siding adjacent to the door stoop and a wood basement hatch door on the ground under the pair of windows, which leads to a set of concrete stairs in the basement.

West of the kitchen wing, the façade is recessed behind the porch. The porch is shaded by a wood trellis that is supported by pairs of square fluted Tuscan columns. It is accessed by a ramp running east-west, parallel to the porch, with wood railings and brick foundation. The porch itself is paved in brick. Inside the porch, there is a recessed non-historic ADA-accessible door with a nine-lite window and wood panel. To the west is a pair of multi-lite French doors flanked by 12-lite full-height casement windows and set in molded wood surrounds. The porch continues in front of the north façade of the west one-story wing, which contains a wood paneled door with a six-lite window, framed by fluted Tuscan pilasters and capped with frieze and cornice. Wood latticework creates a western wall for the porch.

The second story is a wide shed-roofed dormer that projects out from the gambrel roof. It features two single multi-lite wood French doors that open onto the roof of the kitchen extension, two single three-over-three double-hung wood sash windows, and a pair of



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six-over-six double-hung wood sash windows. The windows have ogee lugs at the top sashes, flat board surrounds with molded edges, wood sills. The second story terminates in a wood cornice.



Figure 10. North (rear) façade, looking southeast. Source: Page & Turnbull, April 2015.



Figure 11. West portion of rear façade, looking south. Page & Turnbull, April 2015.



Figure 12. North (rear) and east facades, looking southwest. Page & Turnbull, April 2015.



Figure 13. Close view of one-story wing at east side of rear façade. Page & Turnbull, April 2015.

*East Façade*

The east façade features the one-story wing to the south at the first story (**Figure 14**). The east façade of the one-story wing features two pairs of multi-lite French doors framed by pairs of fluted Tuscan pilasters at center and the edges. The doors are approached by two full-width brick steps. The wing terminates in the same entablature and parapet as the primary façade. To the north of the wing, there is a pair of basement-level three-over-three double-hung wood sash windows with ogee lugs and wood surrounds (**Figure 15**). The light well features concrete walls and is protected with two metal railings. At the first story are a pair of six-over-one double-hung wood sash windows, a small vent, and a pair of three-over-three double-hung wood sash windows. The windows have ogee lugs at the top sashes, and all feature wood surrounds and sills. The two northern-most windows are part of a one-story flat-roofed kitchen wing at the rear, which terminates in an entablature with a blank frieze and cornice and a parapet with a molded base and cornice.

The second story of the east façade features three six-over-six double-hung wood sash windows with wood surrounds. The northern-most window is paired with a multi-lite wood French door, which exits onto a wood stair landing. A straight flight of stairs from the landing runs north to the ground level. The east façade has a semi-circular vent with a molded wood surround and sill at the gambrel apex.

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Figure 14. East façade, looking west. Page & Turnbull, April 2015.



Figure 15. Basement windows in light well, looking west. Page & Turnbull, April 2015.

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 3CS, 5S2

\*Resource Name or # 2055 E. Hamilton Avenue

B1. Historic name: Greylands; Lloyd House

B2. Common name: Greylands; Lloyd House

B3. Original Use: Single-Family Residence

B4. Present use: Industrial / Office Space

\*B5. Architectural Style: Dutch Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The chronology in the table on the Continuation Sheet provides list of alterations for 2055 E. Hamilton Avenue based on available building permits. Note that building permits prior to 1984 were not located at either the City of San Jose or City of Campbell building divisions. It is possible that they are located at Santa Clara County offices since the property appears to have been located on unincorporated county land for a number of years. Page & Turnbull did not visit the County offices in the preparation of this report.

See Continuation Sheet for table of recorded building permits.

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

\*B8. Related Features: None

B9a. Architect: Ernest Curtis b. Builder: Unknown

\*B10. Significance: Theme Ainsley Family; Architecture Area Greylands neighborhood

Period of Significance 1927-1982 Property Type Residential / Industrial Applicable Criteria B, C

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

### Historic Context:

See Continuation Sheet for historic context of the study area, ownership and occupation history, and historical development and uses of the site.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
None

\*B12. References:

(See Page 27)

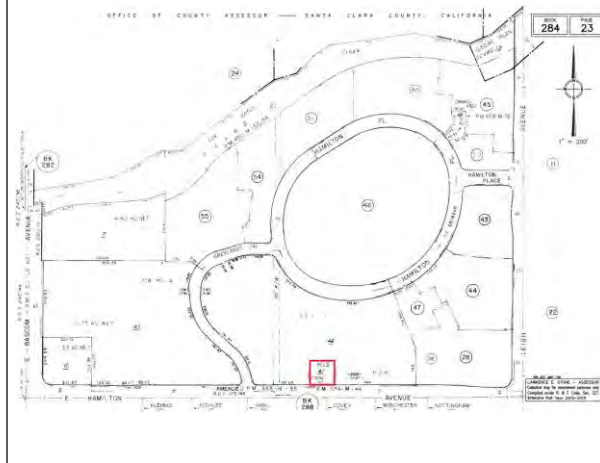
B13. Remarks:

\*B14. Evaluator: Page & Turnbull, Inc.

\*Date of Evaluation: August 25, 2015

(This space reserved for official comments.)

Source: Santa Clara County Assessor's Office, 2015. North is up. Subject property outlined in red. Modified by Page & Turnbull.





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**B6. Construction History (cont'd):<sup>1</sup>**

Date	Permit #	Architect/Builder	Owner	Work
6/12/1984	PD84-020	George S. Nolte & Associates	McCandless Development Corporation	Construction of Greylands Business Park (this permit is for Greylands sign program)
7/25/1984	1984-44737-000-BD	Vonco Roofing	C.S. McCandless	Reroofing
11/29/1994	1994-046454-000-CI	Wong Electric	PacBell	200 amp meter pedestal for PacBell equipment
4/6/2000	AD00-403	Amigos Signs	McCandless Management Corp.	Erect one double-face non-illuminated wood side at 6'-6" above grade. Sign must be placed a minimum of 4' behind property line. Sign reads "Winbond Corporation."
5/25/2006	AD06-537	Webcor Builders	Tom Edwards/eBay Inc.	Exterior remodel of an existing residence turned office buildings in the A(PD) planned development zoning district to include: (1) add a new HC accessible ramp with railings on the first floor; (2) remove existing second floor window and replace with exit door; and (3) add a new exit stairs from the second floor in order to meet building code on 0.37 gross acres only. No other site improvements or changes are approved as part of this permit adjustment. Add base trim (as shown on plans) to side of stringers with verticals to terminate flush to trim.
7/6/2006	2006-020044-CI	Pete Beritzhoff, Webcor Builders	eBay	3,500 sq. ft. minor non-structural demolition of a few interior partitions, new finishes, an ADA ramp into the rear entrance, and new ADA bathrooms on the ground floor. New HVAC unit in attic with special supports from engineer and shown on structural drawings. Includes electrical outlets & lighting, remodel of restroom, new unit in basement and attic.
7/6/2006	2006-020044	Webcor Builders	Tenant: eBay Inc.; Owner: Tom Edwards	Industrial Use Designation: Resesarch and Development for eBay Skype House
6/4/2014	2014-020167-CI	Wolf Electric	eBay	Relocate service panel from basement to side of house, 100 amps

**B10. Significance (cont'd):  
San Jose History**

The City of San Jose was initially founded in 1777 as the Pueblo de San Jose de Guadalupe, a Mexican settlement unassociated with either a Mission or a military Presidio. The town was established by settlers brought to the area by the De Anza expedition and was an agricultural community that was intended to provide food for the presidios in San Francisco and Monterey.<sup>2</sup> In later years, a number of Mexican land grants were made surrounding the pueblo, filling out the larger area now known as the City of San Jose.

In 1846, California came under American control, and in 1849 the Gold Rush occurred. Although no gold was present in the San Jose area, it was the location of the largest mercury mine in North America. Mercury was used in the hydraulic gold mining process to adhere to the gold and help it sink in the water-gravel mixture. This gave San Jose an important role in the events that put California on the world stage. It also served as a supply stop for miners journeying to the gold fields and received many miners who returned to the area to farm once the Gold Rush concluded. John Burton, the first American *alcalde*, commissioned a survey of the pueblo of San José not long before California was annexed by the United States. In 1848, surveyor Chester Lyman overlaid a gridiron of streets not far to the east of the original Spanish/Mexican pueblo. It was in this area—bounded by St. John Street to the north, Fourth Street to the east, San Fernando Street to the south and Market Street to the west—that the new commercial and retail district developed.<sup>3</sup> In 1850, San Jose became the first incorporated city in the state. It served as the first state capital for a

<sup>1</sup> Two additional permits were identified by the City of San Jose for areas related to 2055 E. Hamilton Avenue. Planned Development Permit PD79-062 was submitted for the vacant land near the subject property for a proposed tennis club/indoor recreational facility; this work does not appear to ever have been completed. Planned Development Permit 83-059 is believed to be the permit for construction of the business park surrounding the subject building; this microfiche record for this building is missing and its content could not be confirmed.

<sup>2</sup> BFGC-IBI Group, Evaluation of the Former San Jose City Hall, (31 July 2012).

<sup>3</sup> Page & Turnbull, Historic Resource Evaluation: Fountain Alley, San Jose, California (June 9, 2006).

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short time, between 1850 and 1852, before the seat of government moved to Benicia. The city's status as the capital spurred rapid growth. Even after the capital was moved, the growth and prosperity continued due to railroad connections, established in 1864, that linked San Jose with nationwide rail networks and allowed the area's produce to be shipped throughout the country.

For much of its history, San Jose was an agricultural community, continuing a tradition that started when it was a small Mexican pueblo. The area was a horticultural hot spot that boomed in the 1870s, peaked in the 1920s, and continued until the 1960s. It produced a significant amount of fruits and vegetables. Prunes, grapes, and apricots were some of the major crops, and orchards dotted the countryside around the city. Related industries, such as canning, drying, and packing, employed much of the city's population. Farming and produce processing attracted many workers of Japanese-American, Mexican-American, and African-American ethnicity, creating an ethnically diverse community.

Despite its agricultural nature, the city grew increasingly urban because farming activities supported steady commerce and required a large labor force that populated the city. San Jose became a well-appointed municipality with growing commercial districts, the establishment of major civic facilities, and the advent of infrastructure. Between the late 1860s and the early 1890s, commercial development crept eastward along Santa Clara and San Fernando Streets to Third and Fourth Streets. Electric service came to San Jose in 1881, and by 1905 street cars served much of the city.<sup>4</sup>

As the population of San Jose grew to almost 50,000 in the early twentieth century, the city began to change in character from a semi-rural market town to an urban center in its own right. During the first three decades of the twentieth century, commercial development spread north of Santa Clara Street, east of Third Street, and south of San Fernando Street. The city's land area also spread and it became a major population center rivaling San Francisco, Oakland, and Berkeley.<sup>5</sup>

New technologies were developed in the early twentieth century that eased harvesting, packing, and shipping processes, making the agricultural industries of San Jose ever more efficient, nationally influential, and lucrative. Although the onset of the Depression in 1929 slowed the economy and put a stop to major building projects in downtown San Jose, the food-centric local industries kept the city afloat. When World War II occurred and demand for canned and shelf-stable produce increased, San Jose was able to respond with an ample supply. Some local food processing plants converted to the production of war equipment as another viable war-time business. Such manufacturing tended toward production of electronic components, which was a foreshadowing of the high-tech business that would come to characterize Santa Clara County. In 1945, IBM established its West Coast headquarters in San Jose and continued to expand. With other technology businesses following suit, San Jose continued to shift quickly from an agricultural center to a center for the technology industry. Defense work in the Bay Area also resulted in a population boom in San Jose and the growing popularity of the private automobile allowed for suburban growth that increased the city's area even more once people could readily commute to the downtown from outlying neighborhoods.<sup>6</sup>

Following the Second World War, San Jose's pro-development government actively recruited more non-agricultural businesses to the city, especially high-technology and aerospace companies such as General Electric and Lockheed. The high-tech boom attracted thousands of new residents to the city, giving the Santa Clara Valley its "Silicon Valley" nickname. With the city growing rapidly, exchanging farm land for suburban housing tracts and shopping centers, the mid-twentieth century was the first era in which major planning strategies were put into play to keep the city's growth organized and under control. Between 1950 and 1975, the population of San Jose expanded from 95,000 to 500,000 and under the aggressively annexationist policies of City Manager Dutch Hamann, the city expanded in size from seventeen square miles to 120 square miles.<sup>7</sup> Automobile-related transportation models were used, the most major of which was the 280 Freeway, constructed in the late 1950s to link San Jose to a regional network of Bay Area highways. San Jose also gained a municipal airport, which developed between the 1940s and 1960s. Many civic facilities, such as post offices, fire stations, libraries, and parks were constructed, increasing community support systems and infrastructure.

### Campbell History

The Greylands property on which 2055 E. Hamilton Avenue was constructed was originally considered part of the adjacent town of Campbell, which has provided the following history of development:

Benjamin Campbell, Campbell's founder, came West in 1846 with his family. His father, William, is noted for having surveyed the cities of San Jose and Santa Clara, and for starting a sawmill near the town of Saratoga. In 1851, Benjamin Campbell bought 160 acres and planted it with hay and grain. This acreage later became Campbell's historical downtown. In 1878, Benjamin Campbell sold an acre of his land for \$5 to the South Pacific Coast Railroad Company, granting right of way through his property. Anticipating the development of a thriving town, Benjamin and his wife Mary subdivided their property and laid out the town in 1885. As devout Methodists,

<sup>4</sup> Page & Turnbull, Historic Resource Evaluation: Fountain Alley, 2006.

<sup>5</sup> Ibid.

<sup>6</sup> Knapp & VerPlanck, Historic Resource Evaluation: Former San Jose City Hall, (31 October 2011).

<sup>7</sup> Page & Turnbull, Historic Resource Evaluation: Fountain Alley, 2006.

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the Campbells stipulated that the new town would be free of saloons. They began selling residential lots in 1888, and by 1895 this new settlement had become a thriving village. [...]

By the late 1890s the area became the center for fruit drying grounds and canneries. These made Campbell an important rail center. The Campbell Fruit Growers' Union became a well known cooperative with its 17-acre drying yard. A drying yard is place where fruit is laid out in the sun to dry. This was a method of preserving fruit before canneries developed.

There were three major canneries in Campbell: the J.C. Ainsley Packing Company, Hyde Cannery, and Payne Cannery. Most of the output of high quality fruit from the Ainsley Cannery was shipped to England. Industrial developments during this period served the growing fruit industry and the building needs of Campbell. There were lumberyards, cement block companies, a pump building, as well as blacksmiths, carpenters and plumbers. [...]

By 1925, half the cars in the world were Fords. By 1930 Campbell had ten service stations to support Campbell's love of cars. The town continued to have one bank, a volunteer fire department, a post office, a library, three hotels, a movie theater and a newspaper.

By 1939, the Santa Clara Valley was the largest canning and dried-fruit packing center in the world. Yet new technologies were developing and during World War II an increased defense industry build up began. The need to develop new technologies and the importance of research being done at Stanford University laid the ground work for what would become Silicon Valley. Throughout the 1940s and the 1950s a new influx of settlers moved into the valley, working on defense contracts for the defense department in aerospace engineering, high tech industries and other non-agricultural endeavors. Prime orchard land was sold and replaced by business and research parks as well as housing developments to meet the housing needs of the new workers streaming into the Santa Clara Valley. As the orchards disappeared so too did the canneries that once packaged the valley's fresh fruit.

The valley has since become home to the new "high tech" crop. Orchards and canneries have moved out of the area, fruit growers and canneries are a thing of the past for the valley, yet their legacy endures. Campbell was officially incorporated as a city in 1952. [...] Campbell has grown from a small farming community with a small population to a progressive community with a population of over 38,000.<sup>8</sup>

#### 2055 E. Hamilton Avenue and Ainsley Property History

The first long-term owner of the property that now encompasses the entire Greylands neighborhood was Henry Gray, who acquired title to 160 acres of land in 1867 (Figure 16).



**Figure 16. Greylands neighborhood, as defined by Google maps. Much of this area is occupied by the eBay campus and the remainder is occupied by housing. Source: Google maps, 2015.**

<sup>8</sup> City of Campbell, "The Ainsley House: Supplemental Information and Activities, n.d.: 13-15.

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According to a letter to eBay Facilities by Charlene Duval, who researched the history of the name “Greylands”:

Gray (also spelled Grey in various records), a native of Kentucky, was a former black slave who came to California in 1853. [...] According to T.A. Cutting’s 1947 History of Campbell, G.W. Blackford, son of 1850 pioneer Samuel Blackford and brother-in-law of Zeri Hamilton, and an attorney, assisted him in securing his title. The Blackford ranch adjoined Gray’s land on the east and the Hamilton ranch was east of Blackford. Blackford Avenue and High School were named after Blackford and Hamilton Avenue after Zeri Hamilton. [...] It seems likely that Gray had some tie to one of the families in the area [possibly coming to California as a slave to the nearby Hicks family], as it was very unusual for a former slave to own property during this period of the valley’s history.

[...] In 1867, Henry acquired a squatter’s right to the Hamilton Avenue property when it was sold in a Sheriff’s sale to Mayor Levi, who then assigned it to Gray for \$1,567. Formal title to the land was later issued in 1873 after it was determined to be public land. [...] Cutting writes that Gray built a “shack” on his valuable farm, but as his wife preferred living in San Jose, the property always presented a “run-down appearance.” By 1876, Gray had sold about half of his land, retaining 76 acres. By 1885, Gray had sold 40 acres to M.E. Newhall, leaving him 26 acres. Gray died in the late 1880s, and his estate, by then put to orchards, was operated by his son Benjamin. [...] By 1902, the Gray family had sold the property to Ben Butler [Figure 17].<sup>9</sup>



Figure 17. 1902 map showing Henry Gray’s 26 acres (after selling much of his original property). Source: McMillan & McMillan, 1902 Map of San Jose and Vicinity. Map copied in appendix to Charlene Duval’s Letter to Abe Mobley, eBay Facilities, “RE: Origin of the name Greylands Drive” (15 November 2001).

John C. Ainsley (1860-1937) and his wife Alcinda (ca. 1875-1939) purchased the 26-acre property at the corner of Bascom (previously Johnson) and Hamilton Avenues in 1914 (Figure 18). By 1929, he had also acquired the parcel to the east, formerly owned by George Blackford.<sup>10</sup> At the time, Campbell was considered an unincorporated area of Santa Clara County; the town was not incorporated until 1952, and Ainsley’s property on Hamilton Avenue was not included in the city limits. While E. Hamilton Avenue was outlined in the Sanborn Fire Insurance area maps of 1915 and 1950, west of Meridian Avenue was not recorded in detail because it was not developed enough to warrant mapping for fire insurance purposes (Figure 19). When 2055 E. Hamilton Avenue was constructed, it was one of very few buildings within several large blocks. The other notable home was at the northeast corner of E. Hamilton and Bascom avenues, which was built in 1925 by Ainsley (this was his third house in Campbell). The house at 2055 E. Hamilton Avenue was constructed for his daughter; the history is described in the following section. Both houses on the property were built during the peak era of horticultural history in Santa Clara Valley. The property grew walnut and cherry trees.<sup>11</sup>

<sup>9</sup> Charlene Duval, Letter to Abe Mobley, eBay Facilities, “RE: Origin of the name Greylands Drive” (15 November 2001).

<sup>10</sup> Ibid.

<sup>11</sup> San Jose Mercury News (12 December 1979).



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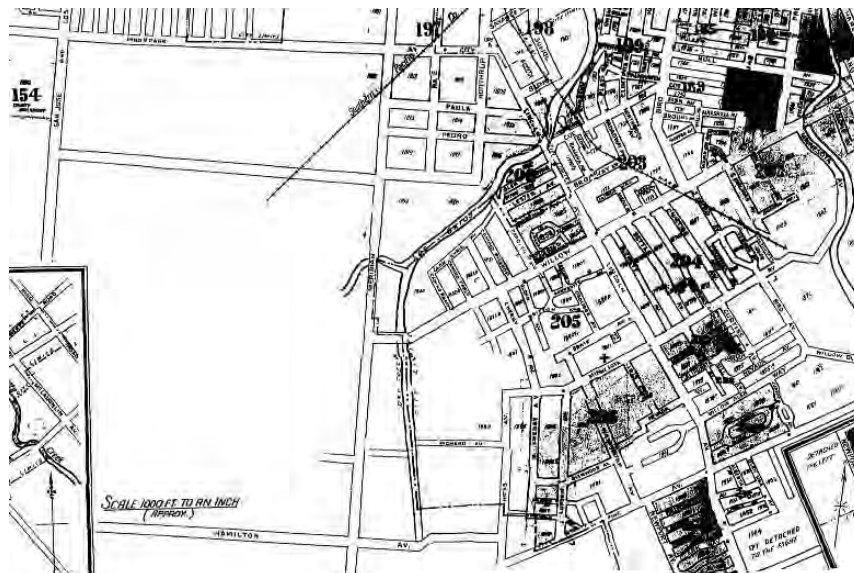
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**Figure 18.** 1929 map showing J.C. Ainsley's land ownership. Source: McMillan & McMillan, 1929 Official Map of Santa Clara County. Map copied in appendix to Charlene Duval's Letter to Abe Mobley, eBay Facilities, "RE: Origin of the name Greylands Drive" (15 November 2001).

During the time period between 1948 and 1956, when aerial photographs were shot, the blocks south of E. Hamilton Avenue were developed with tracts of housing (**Figures 20-22**). Few changes were made to the subject block between 1956 and 1980, aside from the construction of an apartment complex on Bascom Avenue; the area remained covered with orchards (**Figure 23-24**). The block was fully developed between 1980 and 1987 with residential tracts and the office campus now occupied by eBay (**Figure 25**). The area in which the property is located was annexed to the City of San Jose by 1989.<sup>12</sup>



**Figure 19.** Sanborn Fire Insurance map, 1915-1950. Hamilton Avenue extends at the bottom left in an undeveloped unincorporated area west of the city of San Jose. Source: San Francisco Public Library.

<sup>12</sup> Franklin Maggi, Archives & Architecture, National Register of Historic Places Nomination Form: Ainsley, John Colpitts, House No. 3" (15 July 2004): 8-6.



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Figure 20. 1948 aerial photograph showing 2055 E. Hamilton Avenue circled in red.

Source: historicaerials.com



Figure 21. 1956 aerial photograph showing 2055 E. Hamilton Avenue circled in red.

Source: historicaerials.com

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Figure 22. Close view of 1956 aerial photograph showing 2055 E. Hamilton Avenue. The property appears to have a large garden and swimming pool in the backyard.

Source: historicaerials.com



Figure 23. 1968 aerial photograph showing 2055 E. Hamilton Avenue circled in red.

Source: historicaerials.com



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Figure 24. 1980 aerial photograph showing 2055 E. Hamilton Avenue circled in red.

Source: historicaerials.com

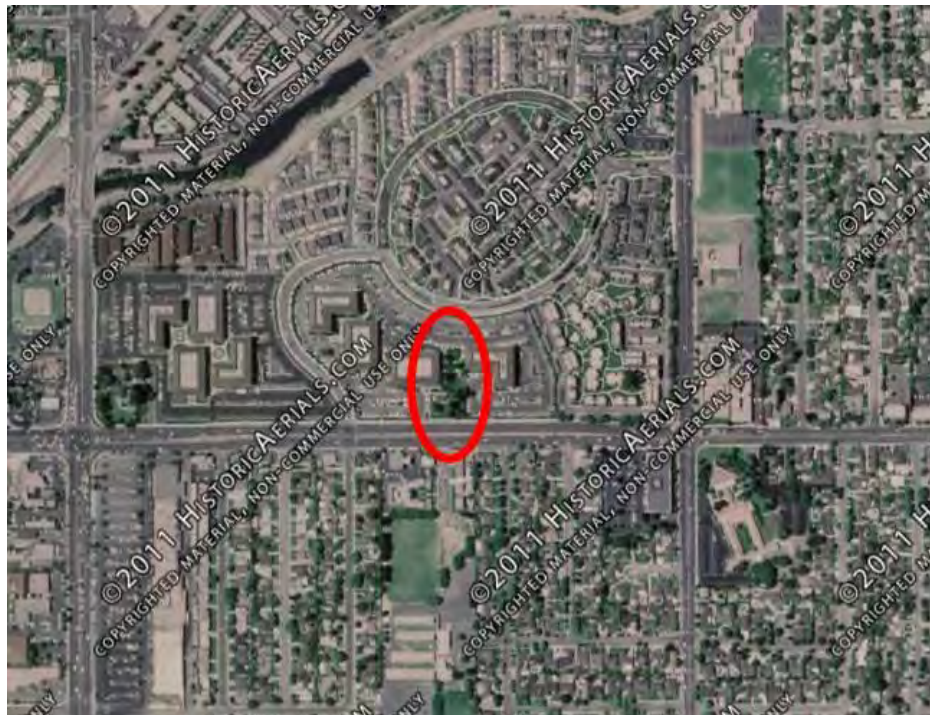


Figure 25. 1987 aerial photograph showing 2055 E. Hamilton Avenue circled in red.

Source: historicaerials.com

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Following construction of John C. Ainsley's own new house in 1925 on the property, 2055 E. Hamilton Avenue was constructed in 1927 for their daughter Dorothy Ainsley Lloyd (1900-1980) and her husband William N. Lloyd (1899-1979). The house was known as both the Lloyd House and Greylands House, and at the time, the area was considered part of the town of Campbell.<sup>13</sup> A brief history of the house was documented by the Preservation Action Council of San Jose in their Spring 2012 newsletter:

John Ainsley was a prominent canning pioneer and established a prosperous canning empire in Campbell. On his 88 acres at the northeast corner of E. Hamilton and Bascom Avenues, his dream house in English Tudor style was completed in 1925. In 1990, the 15-room Ainsley House was moved to the Campbell Civic Center [to be used as a museum, and the original parcel was redeveloped as retail shopping].

The nearby Lloyd House on 2.5 acres, completed at the end of 1927, was built closer to E. Hamilton Avenue on the same plot of Ainsley's 88 acres and remains in its original location. According to Robert Hicks, the Lloyds' son-in-law, John Ainsley called his site Greylands in memory of his much beloved homeland by the same name in northern England. [...]

Outside at the west side of the house, white lattice-work decorated the rear brick patio and an arbor extended over the curved driveway. A swimming pool and pool-house were built to the northeast of the house. Geraldine and Robert Hicks also remember a three-car garage with a well-appointed apartment on the second story. Vintage pictures taken in 1945 at Geraldine and Robert Hicks' wedding reveal beautifully landscaped gardens with a multitude of flowers, shrubs and large trees [Figure 26].<sup>14</sup>



**Figure 26. Hicks wedding in front of 2055 E. Hamilton Avenue, 1945.**

**Source: Preservation Action Council of San Jose, *Continuity* (Spring 2012): 17.**

The origin of the name "Greylands," while posited in the excerpt above, is not definitively known. In her letter to eBay, Charlene Duval explained:

According to William and Dorothy Lloyd's daughter, Geraldine Lloyd Hicks, it was her mother that named their home "Greylands." According to Karen Brey at the Campbell Historical Museum, there are two "urban myths" attached to the naming of the property. First, that Dorothy had the fence surrounding the property painted grey, hence the name Greylands. The second explanation was that J.C. Ainsley's family in England used to work for the Gray family, so the property was named for them. [...] It seems most likely that the name is a survivor of the approximately 40-year ownership of the property by the Henry Gray family.<sup>15</sup>

<sup>13</sup> Campbell Historical Museum and Ainsley House Foundation, "Ainsley House & Historical Museum Part 1. Website accessed on 16 April 2015 from: <http://campbellmuseums.org/videos-of-the-ainsley-house-and-historic>

<sup>14</sup> Preservation Action Council of San Jose, *Continuity* (Spring 2012): 17-18.

<sup>15</sup> Charlene Duval, Letter to Abe Mobley, eBay Facilities, "RE: Origin of the name Greylands Drive" (15 November 2001).

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*John C. Ainsley*

John C. Ainsley built the house at 2055 E. Hamilton Avenue on his orchard property, down the street from his own house. The City of Campbell provides a biography of Mr. Ainsley as part of educational materials for the Ainsley House in Campbell:

John Colpitts Ainsley was born in England in 1860. He arrived in America in 1884 to seek his fortune in the land of opportunity. He stayed for two years in Ohio with his uncle, William Fortune, working in agriculture. In 1886, Ainsley had the urge to "go west" and set out for California. Mr. Ainsley arrived in Campbell, California and began to learn about the new fruit industry. He boarded with local Campbell resident, William H. Swope, son-in-law of the town's founder Benjamin Campbell. To earn money, Mr. Ainsley picked peaches and earned enough to purchase his own ranch.

Mr. Ainsley was interested in the dried fruit industry and methods of canning fruit to preserve its freshness. In 1891 he went into business with his brother Thomas, marketing Santa Clara Valley fruit in England. Mr. Ainsley canned the fresh fruit from California and the Santa Clara Valley and shipped it to Thomas in England, where Thomas sold the fruit in English markets. Mr. Ainsley had a very successful career as one of Campbell's and California's biggest canning pioneers.

In 1894, Mr. Ainsley married nineteen year old Alcinda Shelly. She had come west to California from Kansas with her family in 1884. Alcinda worked as the bookkeeper in her husband's cannery business until the birth of their son Gordon, closely followed by the birth of their daughter, Dorothy (Dorothy had two daughters, Geraldine and Georgene. Gordon married but never had any children.). The Ainsleys lived on their cannery grounds, located at what is now Harrison and Campbell Avenue in downtown Campbell. The land was next to the railroad tracks which allowed the canned fruit to be shipped easily.

In 1908-1913 Mr. Ainsley's canning business expanded. He bought land east of the railroad tracks to build cottages for the workers to live in. **[Figure 27]** Around 1914 Ainsley purchased more property along present day Hamilton Avenue, which later became the original site of the Ainsley House (corner of Hamilton and Bascom). **[Figure 28]** He planted an orchard of apricots and prune trees hiding the house from the street.

Mr. Ainsley's business was called the J.C. Ainsley Packing Company and it canned all kinds of fruit, from apricots to pears to peaches to the first marketed Fruit Salad. By the 1920s the Ainsley Packing Co. employed over 750 men and women, provided housing for workers, a nursery, a cafeteria, and much more to ensure a happy and healthy work environment. He was considered one of the most benevolent employers around. [...]

In 1933, Mr. Ainsley retired from his canning business and sold the cannery to Drew Canning Company. He died in 1937. [...] After his death, Mrs. Ainsley moved out of the Ainsley House to stay with friends and died two years later in 1939.<sup>16</sup>

<sup>16</sup> City of Campbell, "The Ainsley House: Supplemental Information and Activities, n.d.: 3-4.





Figure 27. Ainsley Packing Co. in Campbell, 1920s. The company was located between North Harrison Avenue and the South Pacific Coast railroad track. Ainsley's house (his second house in Campbell) was on the property. Source: Calisphere, contributed by Pomona Public Library, <http://content.cdlib.org/ark:/13030/kt6s2019m1/?query=ainsley&brand=calisphere>



Figure 28. Rear façade of J.C. Ainsley House, formerly at the corner of E. Hamilton and Johnson (now Bascom) avenues, n.d. Source: <http://campbellmuseums.org/photos-of-ainsley-house>

*Dorothy Ainsley Lloyd and William Ninde Lloyd*

Dorothy Ainsley Lloyd, the daughter and second child of J.C. Ainsley, was born in 1900 in California (**Figure 29**). Her husband, William Ninde Lloyd, was born in Michigan in 1899 but moved to Campbell as a child in 1905. Both he and Dorothy graduated from Campbell High School. William was a graduate of the College of the Pacific in Stockton. Based on City Directory research, William was a clerk who lived at 625 S. 2<sup>nd</sup> Street in San Jose in 1922. The couple was married by 1923; William worked as a bookkeeper and Dorothy was a homemaker while they lived at 181 Yosemite Avenue from 1923-28. In 1929-33, he was assistant manager of the American Turst Company and lived at Greylands on E. Hamilton Avenue. A 1930 *San Jose Mercury News* article described his experience up to that time:

Lloyd joined the marines early in 1918, just after graduating from Campbell Union high school, and served during the final year of the war [...]. After the armistice he came back to Campbell and went to work in the office of the J.C. Ainsley Packing company.



FOUR GENERATIONS OF AINSLEY  
WOMEN, 1920s. Pictured, from left to  
right, are Dorothy Ainsley Lloyd (J.C.  
Ainsley's daughter), Geraldine Lloyd  
Hicks (grandmother), Alcinda Shelley  
Ainsley (wife), and Mrs. Mary C. Shelly.

Figure 29. From left to right: Dorothy Ainsley Lloyd, Geraldine Lloyd Hicks, Alcinda Shelley Ainsley, and Mary C. Shelly.  
Campbell Historical Museum & Ainsley House, Karen Brey, Images of America: Campbell, Charleston, SC: Arcadia  
Publishing (2004): 60.

#### *Later Uses and Owners*

After the death of J.C. Ainsley, the property was owned by the Ainsley Corporation, a trust created by Ainsley for whom William N. Lloyd was president. The house was used as the corporate headquarters (Figure 30).<sup>20</sup> At this point in time, the Ainsley property was "the largest undeveloped parcel in the middle of San Jose."<sup>21</sup> During this time, from at least 1978 to 1982, developers tried to rezone the 82-acre Ainsley property for a shopping center, racquet ball club, condominiums, townhouses, offices, and a hotel

<sup>19</sup> San Jose Mercury News (16 March 1930). Newspaper clipping from Lloyd file at History San Jose archives.

<sup>20</sup> "Dorothy Ainsley Lloyd," San Jose Mercury News (11 July 1980). Newspaper clipping from Lloyd file at History San Jose archives.

<sup>21</sup> City Directories, California Death Index 1940-1997, and 1920 U.S. Census, website accessed 16 April 2015 from: [www.ancestry.com](http://www.ancestry.com).

<sup>22</sup> The Ainsley Corporation "Showcase Mansion '81," page 43 from unknown document. History San Jose Archives.

<sup>23</sup> "Ainsley Rezoning Referendum Talk," San Jose News (7 December 1978). Clipping in Ainsley Property folder at History San Jose archives.

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(Figure 31). The project was opposed by neighborhood groups who were primarily concerned about auto congestion.<sup>22</sup> The neighborhood groups had successfully prevented a similar development from occurring on the Ainsley property in 1962. Eventually, the developers won the political battle, with the Ainsley Corporation overseeing the development. Broadmoor Homes constructed townhouses on much of the property. In May of 1983, the San Jose City Council unanimously approved an industrial park development by the McCandless Development Corp. for 25 acres of the Ainsley property on the north side of Hamilton Avenue between Bascom and Leigh avenues that had originally been slated for commercial development, private recreation, and offices.<sup>23</sup>



Figure 30. The Ainsley Corporation “Showcase Mansion ’81,” page 43 from unknown document. History San Jose Archives.

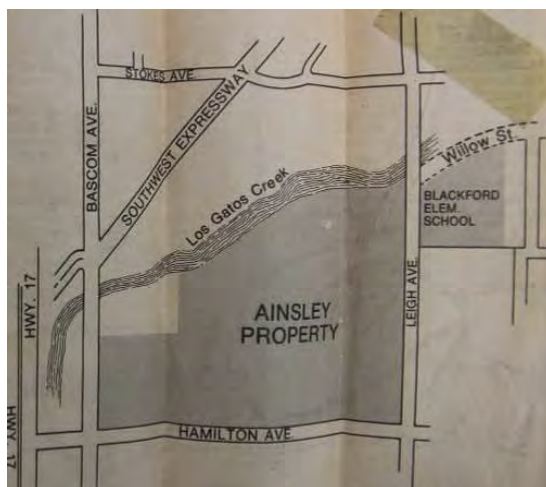


Figure 31. Map of Ainsley property under future rezoning and redevelopment. Source: John Spalling, “New zoning battle rages over Ainsley property,” *San Jose News* (16 November 1977): 6A. Clipping in Ainsley Property folder at History San Jose archives.

<sup>22</sup> “Ainsley Project Opponents Plan to Attack in Court,” *San Jose News* (14 December 1978). Clipping in Ainsley Property folder at History San Jose archives.

<sup>23</sup> “Setting the Record Straight,” *San Jose News* (16 May 1983): 2B.



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*Greylands Business Park*

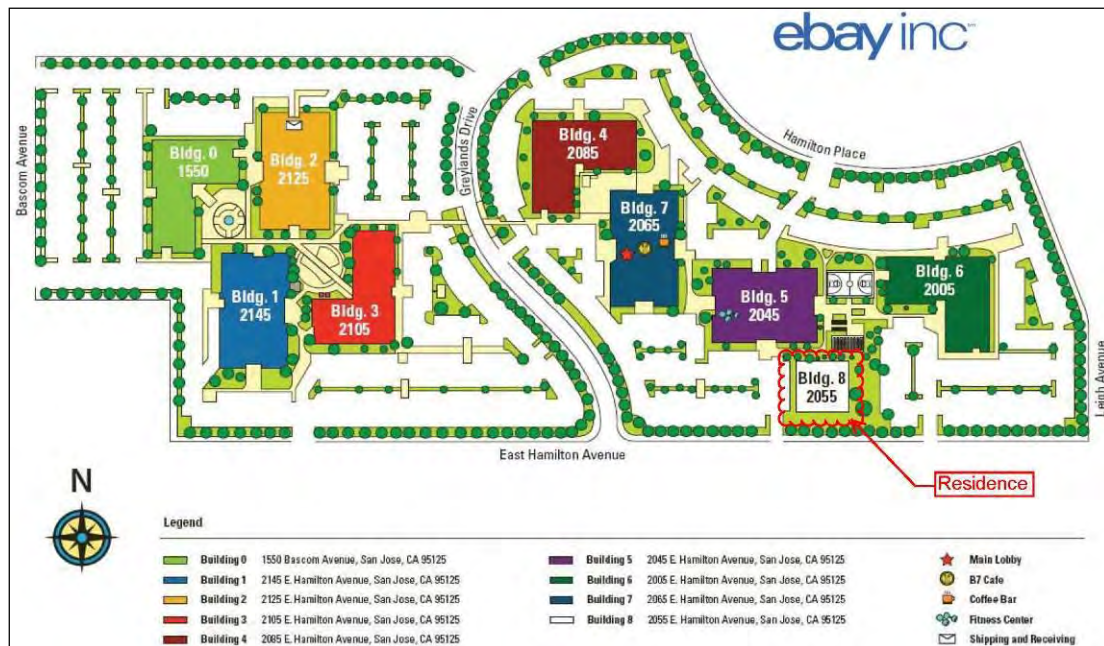
The Greylands Business Park, now the eBay campus, was constructed in 1983-84 by McCandless Development Corporation of McCandless Companies-Investors-Builders. According to a site plan by McCandless Development Corporation dated May 13, 1983, the primary uses outlined for the overall business park included research and development (basic and applied scientific research, advanced technologies research, administrative development offices, software development, product development, engineering development, and training development), barber shops and beauty salons, stationery stores, lunch rooms and cafes, printing shops, and artists supplies stores.<sup>24</sup>

The house at 2055 Hamilton Avenue was restored on site as part of the development of the Greylands Business Park.<sup>25</sup> Site plans for the business part specified that uses allowed only in what was called the "Greylands House" on the drawings included athletic clubs and facilities, restaurants, private clubs, and/or overnight accommodations for employees of the primary business entity and business visitors to primary users at the site.<sup>26</sup>

*eBay, Inc.*

eBay has occupied the offices formerly known as the Greylands Business Park since at least 1998 and the former house at 2055 Hamilton Avenue since sometime between 2000 and 2006. eBay was founded by Pierre Omidyar in 1995 and manages eBay.com, an online auction and shopping website. The company went public on September 21, 1998. The company started at the present location in one or more buildings at the Greylands Business Park, and eventually expanded into the rest of the buildings and took ownership of the office park (**Figure 32**).<sup>27</sup> Known at one point as the Whitman Campus for Meg Whitman, president and chief executive officer of eBay from 1998 to 2008, the campus is now referred to as eBay's South Campus. The company has since expanded other locations including 2211 North First Street and to 2515 North First Street.<sup>28</sup>

During eBay's tenure, the former residence at 2055 E. Hamilton Avenue has been occupied by subsidiary entities of eBay, including PayPal and Skype. For example, in 2006 the house was known as "Skype Inn" or "Skype House." The building is currently used as offices for eBay Facilities department staff.



**Figure 32. Site Plan of eBay's South Campus, including 2055 E. Hamilton Avenue (Building 8).**

Source: eBay, Inc.

<sup>24</sup> McCandless Development Corporation, Site Plan: Greylands Business Park, 13 May 1983. Plans access on City of San Jose Online Permits: <https://www.sjpermits.org/permits/>

<sup>25</sup> Charlene Duval, Letter to Abe Mobley, eBay Facilities, "RE: Origin of the name Greylands Drive" (15 November 2001).

<sup>26</sup> McCandless Development Corporation, Site Plan: Greylands Business Park, 13 May 1983. Plans access on City of San Jose Online Permits: <https://www.sjpermits.org/permits/>

<sup>27</sup> Verbal communication with John Solis, eBay (April 20, 2015).

<sup>28</sup> Nathan Donato-Weinstein, "Fast-Growing eBay Spreads Out in North San Jose," Silicon Valley Business Journal (30 January 2013). Website accessed 15 April 2015 from: <http://www.bizjournals.com/sanjose/news/2013/01/30/eBay-to-expand-presence-in-north-san.html?page=all>

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**Ernest Curtis, Architect**

According to the Preservation Action Council of San Jose's journal article, 2055 E. Hamilton Avenue was designed by architect Ernest Curtis. Page & Turnbull did not locate the original building permit or early newspaper articles to verify this fact.<sup>29</sup> Ernest Curtis (1889-1956) was a prolific San Jose architect whose parents emigrated from a small village in Norton, England in the 1880s. His father, Frederick A. Curtis, was an early builder in San Jose who worked on the first City Library and the Winchester House. Curtis was born in San Jose and served an apprenticeship under local architect George W. Page before becoming a draftsman in William Binder's office. Curtis joined the Army during World War I but returned to Binder's office as a full partner in 1918. As a relatively early project in Binder's office, he designed the De Luxe Theater in San Jose 1915, which was published in *Architect and Engineer* that February.<sup>30</sup> The theater was renamed the California Theatre and again renamed the Fox Mission Theatre in 1927. The building was demolished in the early 1950s.

*Continuity*, the quarterly newsletter published by Preservation Action Council of San Jose, provides an account of Curtis's portfolio of work:

The booming 1920s brought many changes to cities across the nation, and the former agricultural village of San Jose was no exception. New construction techniques allowed buildings to grow stronger and taller, and Binder and Curtis was the earliest local firm to design such projects.

These included the Commercial Bldg. on N. First St., the Twohy and the Burrell Bldgs., San Jose Hospital, the Hart Mansion, Hale's Dept. Store, the Hippodrome Theatre, the Hester (Towne) Theater and the Natatorium (swimming pool) at Alum Rock Park.

According to Warren Heid, who worked in the Binder and Curtis offices on San Carlos St., Binder went into semi-retirement during the Great Depression, when projects were few. From then on the plans were more exclusively those of Curtis.

Curtis had an artistic touch that manifested itself in such buildings as the Civic Auditorium and the San Jose Water Company Bldg. on W. Santa Clara St., with its distinctive ship's prow ornamentation above the front entrance.

The Civic Auditorium, for which Montgomery donated the site, was Curtis' supreme achievement during the 1930s. Incorporated in it are a number of artistic embellishments, from the colorful tiles in the lobby to the molded figures in the auditorium's Montgomery Theater. These buildings, along with the Fire Station on E. Julian St., show the first influence of Modernism in the firm's repertoire.

Also in the 1930s, Curtis drew up plans for numerous luxury homes for members of our professional classes. He used a variety of traditional styles, such as the Tudor homes in Naglee Park, the neo-Colonial Sewell Brown home in Los Gatos and the Spanish Colonial home of Roy McCallum in Hollister. The latter was placed on the National Register of Historic Places in 1997.

In the years when city planning was a one-man department, Curtis employed his expertise as a member of the advisory Planning Commission and helped establish firm procedures for San Jose's growth. After World War II, he was an advocate of the unified civic center which materialized after his death in 1956.<sup>31</sup>

In addition to the projects listed above, Binder and Curtis reconstructed the Superior Court of California, County of Santa Clara, Hall of Justice #1 in San Jose in 1931 after a serious fire gutted the interior. The architects added a third floor in place of a tall dome in the building's center.<sup>32</sup> The firm also designed the Wheeler Municipal Auditorium for the City of Gilroy in 1938, which was

<sup>29</sup> Additional research to confirm the involvement of Ernest Curtis included communication with Gayle Frank, the author of the Preservation Action Council's 2012 article. Robert Hicks, a member of the Lloyd family who was interviewed in 2012, could not be reached before the submission of this report. The book "My Grandfather's House" by Geraldine Lloyd Hicks, cited by the article, was privately published and unavailable for consultation. Page & Turnbull also consulted the Campbell Historical Museum and did not uncover any new material. An original building permit was unavailable at both the Campbell and San Jose city offices. Page & Turnbull also communicated with the Santa Clara County Archives, but no building permit or other documents for the subject property were uncovered. A full investigation of *San Jose Mercury News* archives was prevented by time limitations; previous research of newspaper clipping files held at History San Jose and a preliminary search of the San Jose Mercury News Clippings File Index held at the San Jose Public Library did not yield any information. The Preservation Action Council article also named Guy Latta as the building of 2055 E. Hamilton Avenue. This could not be confirmed and no additional information could be found on Latta.

<sup>30</sup> "Development of the Moving-Picture Theatre," *Architect & Engineer* (v. 40, February 1915): 50-60.

<sup>31</sup> Jack Douglas, "Ernest Curtis: William Binder's Junior Partner Also Left Imprint on San Jose (Part 2 of 2)," *Continuity*, Preservation Action Council of San Jose Newsletter (Summer 2002): 8-10.

<sup>32</sup> "Superior Court of California, County of Santa Clara, Hall of Justice #1, San Jose, CA," PCAD. Website accessed 15 April 2015 from: <http://pcad.lib.washington.edu/building/1662/>



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announced in *Architect and Engineer*.

Ernest Curtis's son, Norton (1921-2008), worked for Binder and Curtis after serving in the military during World War II, and eventually became a respected architect in San Jose in his own right.<sup>33</sup>

### Dutch Colonial Revival Style

The Dutch Colonial Revival style is primarily distinguished by the gambrel roof. Under the steeply pitched gambrels is a full second story of floor space within separate dormer windows or a continuous shed dormer with several windows. The side gambrels with long shed dormers became a predominant form in the 1920s and 1930s. The style also includes features of the broader Colonial Revival style, including one-story side wings with flat roofs; centered entrances with Georgian entry details including broken or triangular pediments, sidelights, and transom windows; rectangular double-hung multi-lite windows, sometimes paired, tripled, or set in bay windows; and cornices.<sup>34</sup>

### Evaluation (Significance):

#### National Register of Historic Places

The proposed project at 2055 E. Hamilton Avenue does not involve the use of federal funds, therefore the City of San Jose does not require an evaluation for significance according to National Register criteria.

#### California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to California history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of California.

The following section examines the eligibility of 2055 E. Hamilton Avenue for listing in the California Register.

#### Criterion 1 (Event)

2055 E. Hamilton Avenue does not appear to be individually significant in association with historical events important to the history of Campbell, San Jose, Santa Clara County, the state of California, or the nation. The building was constructed on J.C. Ainsley's agricultural property and was not part of a larger development trend. The area was unincorporated for many years, considered part of the Campbell community but later annexed by the City of San Jose. While constructed on agricultural property, the house itself is not directly associated with an agricultural use of the land related to early Santa Clara County history. 2055 E. Hamilton Avenue was part of the controversial rezoning and redevelopment of the larger Ainsley property, one of the last undeveloped parcels in San Jose in the late 1970s and early 1980s, but the house is not individually significant in association with these events. 2055 E. Hamilton Avenue therefore does not appear eligible for listing in the California Register under Criterion 1.

#### Criterion 2 (Persons)

2055 E. Hamilton Avenue appears to be associated with persons important to the history of Campbell. The house was constructed in 1927 by J.C. Ainsley, a prominent citizen of the town of Campbell who employed many people in his profitable fruit canning company during the peak of Santa Clara Valley's agricultural period. The house was constructed for Ainsley's daughter Dorothy

<sup>33</sup> Dana Hull, "Norton Curtis, architect," San Jose Mercury News (29 July 2008). Website accessed 15 April 2015 from: [http://www.mercurynews.com/localnewsheadlines/ci\\_10030257?source=rss](http://www.mercurynews.com/localnewsheadlines/ci_10030257?source=rss)

<sup>34</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1995): 321-322.

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and her husband William Lloyd. William worked for the Ainsley Packing Co. and was president of the Ainsley Corporation for 40 years. Because the couple were directly associated with J.C. Ainsley, the Ainsley Packing Co., and the Ainsley Corporation, they should be considered locally significant. The Ainsley family owned and occupied 2055 E. Hamilton Avenue (and its neighbor, the Ainsley House, which was moved to Campbell's civic center in 1990) for approximately 55 years, both as a home and as the headquarters of the Ainsley Corporation. As the Ainsley Packing Co. buildings no longer exist and three other Ainsley houses in Campbell are associated with J.C. and Alcinda Ainsley, 2055 E. Hamilton Avenue best represents the community association of Dorothy Ainsley Lloyd and William N. Lloyd. It is also the only existing Ainsley family house that is still in its original location (all three of J.C. Ainsley's houses have been moved) and retains direct association with the property at Bascom and E. Hamilton avenues that J.C. Ainsley bought in 1914. Therefore, 2055 E. Hamilton Avenue rises to the local level of significance such that the building would be eligible for listing in the California Register under Criterion 2 (Persons).

*Criterion 3 (Architecture/Design)*

2055 E. Hamilton Avenue appears individually significant under Criterion 3 (Architecture/Design). It represents a type and period, namely the Dutch Colonial Revival style of the mid-1920s. It features the character-defining features of the style, including a side gambrel roof with long shed dormers; flat-roofed one-story side wings; double-hung multi-lite wood sash windows, some grouped in pairs and tripartite configurations; a centered entrance with sidelights, fanlight transom, and pediment; and other Classical Revival/Colonial Revival elements including fluted pilasters, entablatures, and cornices. The design possesses high artistic values.

Furthermore, the building is reportedly designed by prolific San Jose architect Ernest Curtis, who is considered a master architect in San Jose and the surrounding region. Curtis designed homes for members of the professional class in San Jose, especially in the 1930s. He used a variety of traditional styles, including Tudor Revival, Colonial Revival, and Spanish Colonial Revival. Thus, the design for 2055 E. Hamilton Avenue may have been an earlier example of his residential work, pending confirmation of the information provided in the 2012 Preservation Action Council's article about Curtis' role in building's design.

For these reasons, 2055 E. Hamilton Avenue appears individually significant at the local level and eligible for listing under California Register Criterion 3.

*Criterion 4 (Information Potential)*

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion 4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion 4 is not applicable to 2055 E. Hamilton Avenue.

**San Jose City Landmarks**

Chapter 13.48 of the San Jose Code of Ordinance establishes the San Jose Historical Landmarks Commission (HLC), historic preservation officer, and designation procedures for individual historic landmarks and districts within the City of San Jose.<sup>35</sup> The City Landmark registry currently contains approximately 200 individual resources and five districts that have been found to have associations with significant historical events, significant people, master builders or architects, significant architectural or engineering design, or representative aspects of San José history.<sup>36</sup> Qualitative criteria for determining historic resources is included in code section 13.48.110, subsection H. The HLC considers the following criteria in determining the historical significance of proposed landmarks:

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 José;
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 José;

<sup>35</sup> San Jose, CA Code of Ordinances, Chapter 13.48: Historic Preservation. Accessed online at [https://www.municode.com/library/ca/san\\_jose/codes/code\\_of\\_ordinances?nodeId=TIT13STSIPUPL\\_CH13.48HIPR](https://www.municode.com/library/ca/san_jose/codes/code_of_ordinances?nodeId=TIT13STSIPUPL_CH13.48HIPR), on August 13, 2015.

<sup>36</sup> "San Jose Designated Historic City Landmarks, accessed online at <http://www.sanjoseca.gov/DocumentCenter/View/35476> on August 13, 2015.

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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.<sup>37</sup>

The designation of a City Landmark is determined by the Historic Landmarks Commission and not a consultant. However, a preliminary evaluation for local register listing according to the above factors is included here.

2055 E. Hamilton Avenue appears to be significant according to local criterion 3 for the building's association with the Ainsley family, especially Dorothy Ainsley Lloyd and William N. Lloyd. The Ainsley family operated the Ainsley Packing Co., a major fruit canning operation in the Santa Clara Valley's agricultural history. This property is best remaining representation of Dorothy and William Lloyd's community association and links to local history.

2055 E. Hamilton Avenue appears to be significant according to local criterion 6 as an embodiment of the Dutch Colonial Revival style of the mid-1920s. It features distinguishing characteristics of the Dutch Colonial Revival style, including the side gambrel roof with long shed dormers. Characteristics of the broader Colonial Revival style include a centered entrance with sidelights, a fanlight transom, and pediment, paired and tripartite groupings of windows, and one story side wings.

2055 E. Hamilton Avenue appears to be significant under local criterion 7 as an architectural work attributed to Ernest Curtis, an architect influential within the city of San Jose. The property may be an early example of Curtis' residential designs, which over his career included a variety of traditional reveal styles. Curtis' role in the design of 2055 E. Hamilton Avenue was identified by the Preservation Action Council of San Jose and descendants of the Lloyd family, and remains to be confirmed.

#### City of San Jose Historic Evaluation Criteria (The Tally)

In addition to the qualitative criteria established for the designation of City Landmarks, the City of San Jose also maintains a separate set of Historic Evaluation Criteria, commonly known as "The Tally." The purpose of The Tally process is to determine the historical significance of a property. The evaluation is broken down into five categories: Visual Quality/Design, History/Association; Environmental/Context, Integrity, and Reversibility. Each category has sub-categories that are rated on a scale of Excellent, Very Good, Good, or "FP"; ratings have specific meanings for each sub-category and are assigned numeric values. A rating value sum of 33 or higher indicates a potential historic resource.<sup>38</sup> 2055 E. Hamilton Avenue received a sum total of 68.06 according to The Tally criteria, therefore qualifying as a potential historic resource. The Tally evaluation pages for 2055 E. Hamilton Avenue are included as an appendix.

#### Potential District Contributor Evaluation

The Revised Guidelines for Historic Reports for the City of San Jose requests an evaluation of the historic resource's potential to contribute to a district of similar resources in the area.<sup>39</sup> The building's original surrounding orchards and undeveloped land have been entirely altered. Construction of suburban tract housing and the Greylands Business Park (now the eBay campus) have isolated the resource and diminished a sense of its historical setting. A potential historic district has not been identified for the area and therefore 2055 E. Hamilton Avenue cannot be considered a potential contributor.

#### Evaluation (Integrity):

In order to qualify for listing in the National Register of the California Register, a property must possess significance under one of the aforementioned criteria and have historic integrity. The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

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

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

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

<sup>37</sup> San Jose Municipal Code, Section 13.48.110, subsection H.

<sup>38</sup> "Historic Evaluation Criteria," last revised March 23, 2007, included in "Revised Guidelines for Historic Reports," City of San Jose, February 26, 2010. Accessed online at on August 13, 2015.

<sup>39</sup> "Revised Guidelines for Historic Reports," City of San Jose, February 26, 2010. Accessed online at on August 13, 2015.



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

Feeling is the 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.

2055 E. Hamilton Avenue retains its integrity of location, having never been moved from its original location. It does not retain integrity of setting due to the loss of the detached garage, backyard garden and pool, and surrounding fruit orchard on which the building was originally constructed. While the landscaping at the front (street side) of the house retains an aspect of residential character with a lawn, shrubs, and mature trees, the construction of the office park in the early 1980s replaced the backyard with a paved walkway, open paved plaza, and office buildings. Parking lots are located at either side of the house. 2055 E. Hamilton Avenue retains integrity of design, workmanship, and materials because it has undergone few large-scale alterations. Alterations include egress and ADA accessibility, such as a wood stair from the second story down to the rear of the house, a ramp to the rear porch, and an ADA accessible rear door. The primary façade and the rest of the secondary facades retain original design and materials. While some portions of the interior of the building have been altered during office conversion, the main residential gathering spaces retain original design and fixtures. 2055 E. Hamilton Avenue retains moderate level of integrity of feeling and association because it is still recognizable as a single-family residence that was constructed in 1927, though its association with the Ainsley family is somewhat obscured by its current use as part of the eBay campus. On the whole, 2055 E. Hamilton Avenue retains a sufficient level of integrity to represent its historic significance.

**Character-Defining Features:**

For a property to be eligible for national or state historic register listing, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles, or that were present during the time a building was associated with a significant event or person. To be register-eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. For graphic description of character-defining features see Appendix.

The character-defining features of 2055 E. Hamilton Avenue are:

- Two story massing and rectangular footprint with square footprint one-story side wings;
- Side gambrel roof with long shed dormers;
- Wood shingle siding;
- Double-hung multi-lite wood sash windows, some grouped in pairs and tripartite configurations;
- Centered entrance with sidelights, fanlight transom, and pediment;
- Classical Revival/Colonial Revival elements including fluted pilasters, entablatures, and cornices;
- Main interior residential gathering spaces, with original design and fixtures; and
- Residential landscaping at the front (street side) of the house, with a lawn, shrubs, and mature trees.

**Conclusion**

Constructed in 1927, 2055 E. Hamilton Avenue is significant for its association with Dorothy Ainsley Lloyd and William N. Lloyd, important people in the development of the community of Campbell, and is also significant for its Dutch Colonial Revival architectural style. Integrity has been compromised to an extent due to a loss of integrity of setting and minor alterations to the building, but overall the building retains integrity. The period of significance has been found to begin in 1927 when the building was constructed and extend until 1982, when the building was no longer associated with the Ainsley family and became part of the Greylands Business Park. For these reasons, the building appears individually eligible for listing in the California Register of Historical Resources. The building also appears eligible for local significance according to the City of San Jose Historic Evaluation Criteria and Municipal Code Qualitative Criteria.

A California Historical Resource Status Code of 3CS has been assigned to 2055 E. Hamilton Avenue, meaning that the property "appears eligible for California Register as an individual property through survey evaluation." A second Status Code of 5S2 has been assigned to the property, meaning it is an "individual property that is eligible for local listing or designation."<sup>40</sup>

<sup>40</sup> California Office of Historic Preservation. *Technical Assistant Series No. 8, User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory*. Sacramento: California Office of State Publishing, November 2004.

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**Appendix A: Character-Defining Features**



Two story massing and rectangular footprint with square footprint one-story side wings; side gambrel roof with long shed dormers.



Wood shingle siding; Double-hung multi-lite wood sash windows, some grouped in pairs and tripartite configurations.



Centered entrance with sidelights, fanlight transom, and pediment; Classical Revival/Colonial Revival elements.



Classical Revival/Colonial Revival elements including fluted pilasters, entablatures, and cornices.



Main interior residential gathering spaces, with original design and fixtures. Original fireplace shown in this photograph.



Residential landscaping at the front (street side) of the house, with a lawn, shrubs, and mature trees.

# HISTORIC EVALUATION CRITERIA

## A. VISUAL QUALITY/DESIGN

### 1. EXTERIOR

Quality of form, composition, detailing, and ornament in part on originality, artistic merit, craftsmanship, sensitivity to surroundings and overall visual quality.

E Excellent  
VG Very Good  
G Good  
FP Undistinguished

Applies to natural features as well as to man-made features. A "G" rating is appropriate for features which have any clearly identifiable visual or design value. An "E" rating is appropriate for features which, based on exterior visual quality alone, appear eligible for the National Register of Historic Places.

### 2. STYLE

Significance as an example of a particular architectural style, type, or convention.

E Especially fine or extremely early example if many survive; excellent example if few survive.  
VG Good or early example if many survive; very good example if few survive.  
G Good example  
FP Of no particular interest.

### 3. DESIGNER

a. Designed or built by an architect, engineer, builder, artist, or other designer who has made significant contribution to the community, state, or nation.

E Designer of primary importance.  
VG Designer of secondary importance.  
G Designer of tertiary importance.  
FP Designer unknown or of no particular importance.

The significance of the designer must itself be established before this criterion is applied. Normally, an especially active designer will be rated at least "G".

## OR

b. Significance as an example of vernacular architecture.

E Especially fine or early example if many survive (within the City); excellent example if few survive (within the City).  
VG Very good or early example if many survive (within the City); good example if few survive (within the City).  
G Good example (within the City).  
FP Of no particular interest.

### 4. CONSTRUCTION

Significance as example of a particular structural material, surface material, or method of construction.

E Especially fine or very early example if few survive (within the City).  
VG Especially fine or very early example if many survive; good example if few survive (within the City).  
G Good example of any material or method not generally in current use.  
FP Of no particular interest.

Examples of "especially fine" construction methods or structural materials include those which successfully address challenging structural problems, or which are treated as visible design elements that contribute significantly to the resource's overall design quality, or which exhibit fine craftsmanship.

Examples of "especially fine" surface materials include stone (granite, marble) and terra cotta. Surface materials should be treated under this criterion only according to their type and according to the level of craftsmanship which they represent.

# HISTORIC EVALUATION CRITERIA

## 5. SUPPORTIVE ELEMENTS

Fences, walls, out-buildings, trees, landscaping, and other secondary elements which are accessory to the feature being evaluated and are supportive of, or enhance the feature's notable qualities; also stores, institutions, and other tenants located within buildings.

- E Many especially fine or unusual supportive elements.
- VG One or several especially fine or unusual supportive elements.
- G Supportive elements, but none are especially fine or unusual.
- FP No supportive elements.

A supportive element considered "especially fine or unusual" is notable enough to warrant separate evaluation. A long-established non-residential tenant or occupant can be rated high if the tenant or occupant has special significance as measured by Criterion 6 (PERSON/ORGANIZATION).

## B. HISTORY/ASSOCIATION

### 6. PERSON/ORGANIZATION

Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation.

- E Person/organization of primary importance intimately connected with the property.
- VG Person/organization of primary importance loosely connected, or person/organization of secondary importance intimately connected.
- G Person/organization of secondary importance loosely connected, or event of tertiary importance intimately connected.
- FP No connection with person/organization of importance.

The significance of the person, group, organization, or institution must itself be established before this criterion is applied. A person/organization of primary importance at the local level will have played a decisive and far reaching role in the development of San Jose as a community. Such significance may be at the local level. "Intimately connected" will often mean that the resource was intimately associated with an important period in the life or activities of the person, group, organization, or institution.

A person/organization of secondary importance at the local level will have played a major or leading (but not decisive) role in the development of San Jose as a community or a decisive role in the development of a particular neighborhood or of a particular ethnic group or segment of the community. The state and national/international levels are treated similarly.

If the feature has been significantly altered since the time of its association with the person/organization and if such alteration is not treated in Criteria Section "D", then the person/organization will be considered to be only "loosely connected" with the feature.

### 7. EVENT

Associated with an event that has made a significant contribution to the community, state, or nation.

- E Event of primary importance intimately connected with the property.
- VG Event of primary importance loosely connected, or event of secondary importance intimately connected.
- G Event of secondary importance loosely connected, or event of tertiary importance intimately connected.
- FP No connections with event of importance.

See comments for Criterion 6 (PERSON/ORGANIZATION).



# HISTORIC EVALUATION CRITERIA

## 8. PATTERNS

Associated with and effectively illustrative of broad patterns of cultural, social, political economic, or industrial history, or of the development of the City, or of distinct geographic regions, or ethnic groups of particular well-defined era.

- E Patterns of primary importance intimately connected with property.
- VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected.
- G Patterns of secondary importance loosely connected, or patterns of tertiary importance intimately connected.
- FP No connection with patterns of importance.

A helpful measure of this criterion is to consider how useful the feature would be for the teaching of cultural history.

A feature is normally "intimately connected" with a pattern if the feature exhibits the essence of the pattern. A feature is normally "loosely connected" with a pattern if the feature only exhibits the influence of the pattern. A pattern will normally be considered "intimately connected" (secondary or tertiary importance) with the feature if only a few associated with the pattern survive.

"Intimate" and "loose" connections for significantly altered features are treated the same way as for Criterion 6 (PERSON/ORGANIZATION).

## 9. AGE

Of particular age in relationship of the periods of development of buildings in the area.

- E Established prior to 1860.
- VG Built between 1860 and April 1906.
- G Built between May 1906 and 1945
- FP Built since 1945.

## C. ENVIRONMENTAL/CONTEXT

### 10. CONTINUITY

Contributes to the visual, historic or other environmental continuity or character of the street area.

- E Helps establish the character of an area of primary importance or constitutes a district.
- VG Maintains the character of an area of primary importance or helps establish the character of an area of secondary importance or constitutes a feature group.
- G Compatible with the character of an area of primary importance or maintains the character of an area of secondary importance.
- FP Incompatible with an area of primary importance or not located in an area of primary or secondary importance.

"Area of primary or secondary importance" generally means a feature group, streetscape, district, or other area notable enough to warrant a separate evaluation. Areas of primary importance include potential City Landmark Districts or National Register Districts.

If the feature has been removed (i.e., given an "F" or "P" rating under Criterion 15 -STRUCTURAL REMOVALS), and the property has, therefore, become only a "site", continuity should be evaluated by imagining the feature restored to its site, but in the existing surroundings.

### 11. SETTING

Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area.

- E Of particular importance establishing the character of the area.
- VG Of importance in establishing or maintaining dominant character of the area.
- G Compatible with dominant character of the area.
- FP Incompatible with dominant character of the area, or unimportant.

# HISTORIC EVALUATION CRITERIA

## 12. FAMILIARITY

Prominence or familiarity within the neighborhood, city or region.

- E A structure which may be taken as a symbol for the city or region as a whole.
- VG A conspicuous and familiar feature in the context of the city or region.
- G A conspicuous and familiar structure in the context of the neighborhood.
- FP Not particularly conspicuous or familiar.

A helpful measure of this criterion is to consider whether a typical resident of the neighborhood, city, or region would notice the feature and remember it.

If the feature has been removed, this criterion should be evaluated by considering the feature's role (if any) as a "landmark" prior to its removal.

## D. INTEGRITY

## 13. CONDITION

Extent to which the feature has experienced deterioration.

- E No apparent surface wear or structural problems.
- VG Exhibits only minor surface wear.
- G Exhibits considerable surface wear or significant structural problems.
- FP Exhibits considerable surface wear and significant structural problems.

"Minor surface wear" generally means that no replacement of design elements due to deterioration is required.

"Considerable surface wear" generally means that some design elements have deteriorated to such an extent that they must be replaced.

"Significant structural problems" will generally be associated with sagging floor lines, out-of-plumb walls and fire damage.

## 14. EXTERIOR ALTERATIONS

Degree of alteration done to important exterior materials and design features.

- E No changes or very minor changes.
- VG Minor alterations which do not change the overall character (e.g., ground floor remodeled, secondary cornice removed, large numbers of windows replaced, etc.).
- G Overall character changed, but recognizable (e.g., removal of major cornice/parapet, alteration of upper floors, or gross alteration of any major element).
- FP Altered beyond recognition.

Sometimes alterations which change the character of the feature have sufficient merit by themselves to warrant separate evaluations. An example might be a well-designed art deco remodeled storefront on a Victorian commercial building.

# HISTORIC EVALUATION CRITERIA

---

## 15. STRUCTURAL REMOVALS

Extent to which wings, stories, roofs, and other important large scale structural components have been removed.

- E No important structural removals.
- VG Important portions of feature removed, but with other portions remaining.
- G Majority of building removed or entire feature removed, but with surviving traces (entry steps, trees, fences, etc.)
- FP Entire feature removed with no surviving traces.

The consideration given to "traces" in distinguishing a "G" from a "FP" rating will often "double count" supportive elements evaluated under Criterion 6 (PERSON/ORGANIZATION). This reflects the increased associative importance of these supportive elements when the main feature has been removed.

## 16. SITE

Relation of feature to its original site and neighborhood.

- E Has not been moved.
- VG Has been moved within the boundaries of its original site.
- G Has been relocated to a new site in the same neighborhood as the original site.
- FP Has been relocated to a new site in a different neighborhood.

"Original site" means the site occupied by the feature at the time the feature achieved significance, which in some cases may have been after the feature was constructed or established.

This criterion is less important if the feature is significant primarily for its visual quality or design (Criteria Section "A") or is the surviving structure most importantly associated with a significant person, organization or event.

## E. REVERSIBILITY

## 17. EXTERIOR

Extent to which integrity losses (see Criteria 13-16) can be reversed, and ease or difficulty of making such corrections.

- E Highly reversible. Almost all of original appears to exist, though covered.
- VG Reversible. Some original missing or badly damaged, but 2/3 or more appears to exist.
- G Not easily reversible. Only 1/3 to 2/3 of original appears to exist.
- FP Very difficult to reverse. Less than 1/3 of original appears to exist, or impossible to judge reversibility.

Materials easier to replicate - like shingles or rustic siding - rate higher than material difficult or expensive to replicate, such as terra cotta.

Process easy to undo - like shingles over rustic siding - rate higher than permanent processes like sandblasting.

## **Hierarchy of Significance**

33+

Potential Historic Resource  
(evaluate for possible status as a City  
Landmark/Cal Register resource)

0-32

Non-significant structure



# HISTORIC EVALUATION SHEET

Historic Resource Name: 2055 E. Hamilton Avenue

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

## A. VISUAL QUALITY/DESIGN

- |                        |   |   |    |   |    |
|------------------------|---|---|----|---|----|
| 1. EXTERIOR            | <u>Original form, features, high artistic value</u> | E | VG | G | FP |
| 2. STYLE               | <u>Dutch Colonial Revival style</u>                 | E | VG | G | FP |
| 3. DESIGNER            | <u>Locally significant architect Ernest Curtis</u>  | E | VG | G | FP |
| 4. CONSTRUCTION        | <u>Wood frame construction; wood shingle</u>        | E | VG | G | FP |
| 5. SUPPORTIVE ELEMENTS | <u>Some remaining landscaping at front yard</u>     | E | VG | G | FP |

## B. HISTORY/ASSOCIATION

- |                        |  |   |    |   |    |
|------------------------|--|---|----|---|----|
| 6. PERSON/ORGANIZATION | <u>Dorothy Ainsley Lloyd &amp; William N. Lloyd; Ainsley Corporation</u> | E | VG | G | FP |
| 7. EVENT               | <u>Loosely connected to agricultural use; local development history</u>  | E | VG | G | FP |
| 8. PATTERNS            | <u>No connection to patterns of importance</u>                           | E | VG | G | FP |
| 9. AGE                 | <u>Constructed in 1927</u>   | E | VG | G | FP |

## C. ENVIRONMENTAL/CONTEXT

- |                 |  |   |    |   |    |
|-----------------|--|---|----|---|----|
| 10. CONTINUITY  | <u>Loss of historic environment, not located in area of importance</u> | E | VG | G | FP |
| 11. SETTING     | <u>Loss of fruit orchard &amp; original setting</u>                    | E | VG | G | FP |
| 12. FAMILIARITY | <u>Locally recognized &amp; known for Ainsley family associations</u>  | E | VG | G | FP |

## D. INTEGRITY

- |                          |   |   |    |   |    |
|--------------------------|---|---|----|---|----|
| 13. CONDITION            | <u>No deterioration</u>                 | E | VG | G | FP |
| 14. EXTERIOR ALTERATIONS | <u>Minor alterations at rear facade</u> | E | VG | G | FP |
| 15. STRUCTURAL REMOVALS  | <u>No structural removals</u>           | E | VG | G | FP |
| 16. SITE                 | <u>Has not been moved</u>               | E | VG | G | FP |

## E. REVERSIBILITY

- |              |   |   |    |   |    |
|--------------|---|---|----|---|----|
| 17. EXTERIOR | <u>Few alterations, highly reversible</u> | E | VG | G | FP |
|--------------|---|---|----|---|----|

REVIEWED BY:

Page & Turnbull

DATE:

August 19, 2015

# EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
<u>A.</u>	<u>VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
1.	EXTERIOR	16	12	6	0	<u>12</u>
2.	STYLE	10	8	4	0	<u>10</u>
3.	DESIGNER	6	4	2	0	<u>4</u>
4.	CONSTRUCTION	10	8	4	0	<u>8</u>
5.	SUPPORTIVE ELEMENTS	8	6	3	0	<u>3</u>
					<u>SUBTOTAL:</u>	<u>37</u>
<u>B.</u>	<u>HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
6.	PERSON/ORGANIZATION	20	15	7	0	<u>20</u>
7.	EVENT	20	15	7	0	<u>0</u>
8.	PATTERNS	12	9	5	0	<u>0</u>
9.	AGE	8	6	3	0	<u>3</u>
					<u>SUBTOTAL:</u>	<u>23</u>
<u>C.</u>	<u>ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
10.	CONTINUITY	8	6	3	0	<u>0</u>
11.	SETTING	6	4	2	0	<u>0</u>
12.	FAMILIARITY	10	8	4	0	<u>8</u>
					<u>SUBTOTAL:</u>	<u>8</u>
					<u>"A" &amp; "C" SUBTOTAL:</u>	<u>45</u>
					<u>"B" SUBTOTAL:</u>	<u>23</u>
					<u>TOTAL:</u>	<u>68</u>
(Sum of A,B & C)						

# EVALUATION TALLY SHEET (Part II)

## D. INTEGRITY

13. CONDITION

<u>E</u>	<u>VALUE</u>		<u>FP</u>
	<u>VG</u>	<u>G</u>	

-- .03 .05 .10

$$.0 \times 68 = 0$$

\*from A, B, C Subtotals

14. EXTERIOR ALTERATIONS

-- .05 .10 .20

$$.05 \times 45 = 2.25$$

\*from A and C Subtotals

-- .03 .05 .10

$$.03 \times 23 = 0.69$$

\*from B Subtotal

15. STRUCTURAL REMOVALS

-- .20 .30 .40

$$.0 \times 45 = 0$$

\*from A and C Subtotals

-- .10 .20 .40

$$.0 \times 23 = 0$$

\*from B Subtotal

16. SITE

-- .10 .20 .40

$$.0 \times 23 = 0$$

\*from B Subtotal

**INTEGRITY DEDUCTIONS SUBTOTAL:** 2.94

**ADJUSTED SUBTOTAL:**  $68 - 2.94 = 65.06$   
(Preliminary Total minus Integrity Deductions)

## E. REVERSIBILITY

17. EXTERIOR

<u>E</u>	<u>VALUE</u>		<u>FP</u>
	<u>VG</u>	<u>G</u>	

3 3 2

2 3

**TOTAL:** 68.06

# The Lloyd (Greylands) House

A stately house, located on EBay property at 2055 Hamilton Avenue, sits surrounded by modern office buildings. But it has a history of its own of another time. The house, called the Lloyd House or Greylands House, was built by John C. Ainsley (1860-1937) and his wife Alcinda (~1875-1939) for their daughter Dorothy Ainsley Lloyd (1900-1980) and her husband William N. Lloyd. John Ainsley was a prominent canning pioneer and established a prosperous canning empire in Campbell. On his 88 acres at the northeast corner of Hamilton and Bascom Avenues, his dream house in English Tudor style was completed in 1925. In 1990, the 15-room Ainsley House was moved to the Campbell Civic Center and is now a wonderful museum.

The nearby Lloyd House on 2.5 acres, completed at the end of 1927, was built closer to Hamilton Avenue on the same plot of Ainsley's 88 acres and remains in its original location. According to Robert Hicks, the Lloyd's son-in-law, John Ainsley called his site Greylands in memory of his much beloved homeland by the same name in northern England.

The architectural style of the Lloyd house is described as English-Colonial and was designed by well-known local architect Ernest Curtis. The builder was Guy Latta. Originally, the two-story house had grey shingle siding, green shutters and trim, and a green roof. A pillared doorway still opens into an entry hall with stairs curving up to the second floor which originally held a master bedroom and two smaller bedrooms for the Lloyd's two daughters, Geraldine and Georgene.



*Above, the Lloyd House facing Hamilton Ave. today.*

*Top right, Dorothy and William Lloyd in 1945.*

*Middle right, the 1945 Hicks' wedding in front of the House.*

Entering the first floor, the dining room was to the right and the living room was to the left with a large fireplace. The kitchen was toward the rear next to a maid's bedroom and a laundry room. A separate breakfast room was attached to the east side of the house.



Outside at the west side of the house, white lattice-work decorated the rear brick patio and an arbor extended over the curved driveway. A swimming pool and pool-house were built to the northeast of the house. Geraldine and Robert Hicks also remember a three-car garage with a well-appointed apartment on the second story. Vintage pictures taken in 1945 at Geraldine and Robert Hicks' wedding reveal beautifully landscaped gardens with a multitude of flowers, shrubs and large trees. Chairs filled the expansive front lawn for the wedding guests. The reception took place on the rear lawn between the house and the pool.

In January of 1928, a few weeks after the Lloyds moved into their new house, Grandma Alcinda Ainsley presented a playhouse to Geraldine Lloyd on her fourth birthday. The 9 x 12 elaborate playhouse was a replica of the Lloyd House but the interior held just one room for children to play in. Guy Latta built the playhouse to scaled-

*(Cont'd on page 18)*



# The Lloyd (Greylands) House *(Cont'd)*



down specifications from Ernest Curtis's design of the Lloyd House. The playhouse was fully furnished, included a fireplace and had electrical hook-ups for heat, lights and a small electric range. When Geraldine was asked if she remembered cooking in the playhouse, she quickly responded with a laugh, "We made a mess." She also remembered taking the furniture from the playhouse out to the orchard to play. The news of the playhouse made the San Jose Mercury Herald on January 29th, 1928. The playhouse was moved to Aptos many years ago for the grandchildren.

The Lloyd House now belongs to Ebay and serves as office space. It is not landmarked. We hope it will remain in the good condition it is in now and will be preserved for posterity. It is the only piece of Ainsley history left in San Jose. **CS**

*Thanks to Geraldine and Robert Hicks for interviews, photographs, and making available the book "My Grandfather's House" by Geraldine Lloyd Hicks.*

*Present day photos and text: G. Frank*



*Top left, present day west side of Lloyd House; Top right, east side of House; Middle, back of House and patio; Above, vintage photo of Geraldine, father William Lloyd, and Georgene. Left, vintage photo of pool and pool-house, long gone.*

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## I. INTRODUCTION

This Historic Resource Evaluation (HRE) Part 2-Proposed Project Analysis has been prepared at the request of Chris Lotti of eBay, Inc. for proposed alterations and adjacent new construction at 2055 E. Hamilton Avenue, on eBay's South Campus in San Jose, California. 2055 E. Hamilton Avenue is a Dutch Colonial Revival residence constructed in 1927 as the home of Dorothy Ainsley Lloyd, daughter of prominent canning pioneer John Ainsley, and her husband William N. Lloyd. The proposed project by ESI Design and Gensler includes minor alterations to the existing residential building and construction of a new adjacent building to the rear, a new semi-hardscaped outdoor area, new landscape features, and a new space frame structure around the existing building at 2055 E. Hamilton Avenue.



Figure 1. 2055 E. Hamilton Avenue, primary façade, facing north. Source: Page & Turnbull, April 2015.

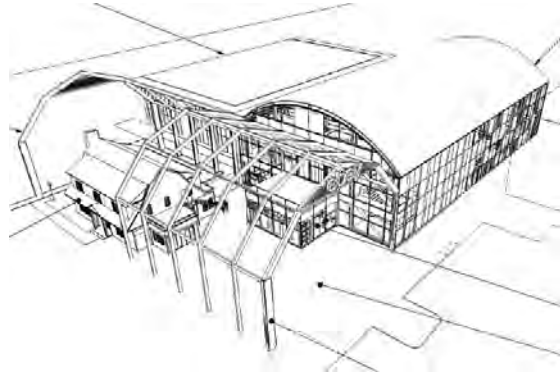


Figure 2. Site view of proposed project, facing northwest, with 2055 E. Hamilton Ave. at left. Source: ESI Design.

## METHODOLOGY

This report follows Page & Turnbull's standard Proposed Project Analysis report format and includes an overview of the California Environmental Quality Act; a proposed project description; review of the building's current historic status, including its character-defining features and period of significance; contemporary photographs of the building taken during a site visit in April 2015; and an analysis of the proposed project for compliance with the *Secretary of the Interior's Standards for Rehabilitation* as an individual resource, pursuant to the California Environmental Quality Act (CEQA.) This report identifies project-specific and cumulative impacts to the property that would be caused by the proposed construction.

All photographs in this report were taken by Page & Turnbull in April 2015 unless otherwise noted.

## II. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This section of the report summarizes CEQA review procedures for determining whether a property is a resource, both at the State and City level, and reviews the CEQA eligibility of 2055 E. Hamilton Avenue.

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.<sup>1</sup> CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”<sup>2</sup> Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”<sup>3</sup> Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”<sup>4</sup> The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.<sup>5</sup> Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial.

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military,

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<sup>1</sup> State of California, California Environmental Quality Act,  
[http://ceres.ca.gov/topic/env\\_law/ceqa/summary.html](http://ceres.ca.gov/topic/env_law/ceqa/summary.html), accessed 31 August 2007.

<sup>2</sup> Ibid.

<sup>3</sup> CEQA Guidelines subsection 15064.5(b).

<sup>4</sup> CEQA Guidelines subsection 15064.5(b)(1).

<sup>5</sup> CEQA Guidelines subsection 15064.5(b)(2).



- or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.<sup>6</sup>

2055 E. Hamilton Avenue has been determined individually eligible for listing in the California Register by Page & Turnbull. Provided the Lead Agency agrees, the residence should be considered a historic resource as outlined in Category 3 above.

## PROPOSED PROJECT DESCRIPTION

The proposed project description is based on drawings provided by ESI Design on June 29, 2015, and site plan and elevation drawings by Gensler (no date listed) that were sent to Page & Turnbull on August 11, 2015, and a landscape site plan by SSA that was sent to Page & Turnbull on August 12, 2015. The site logistics plan, shown in **Figure 3.** below, defines the Project Area limits and includes all construction-related activities.

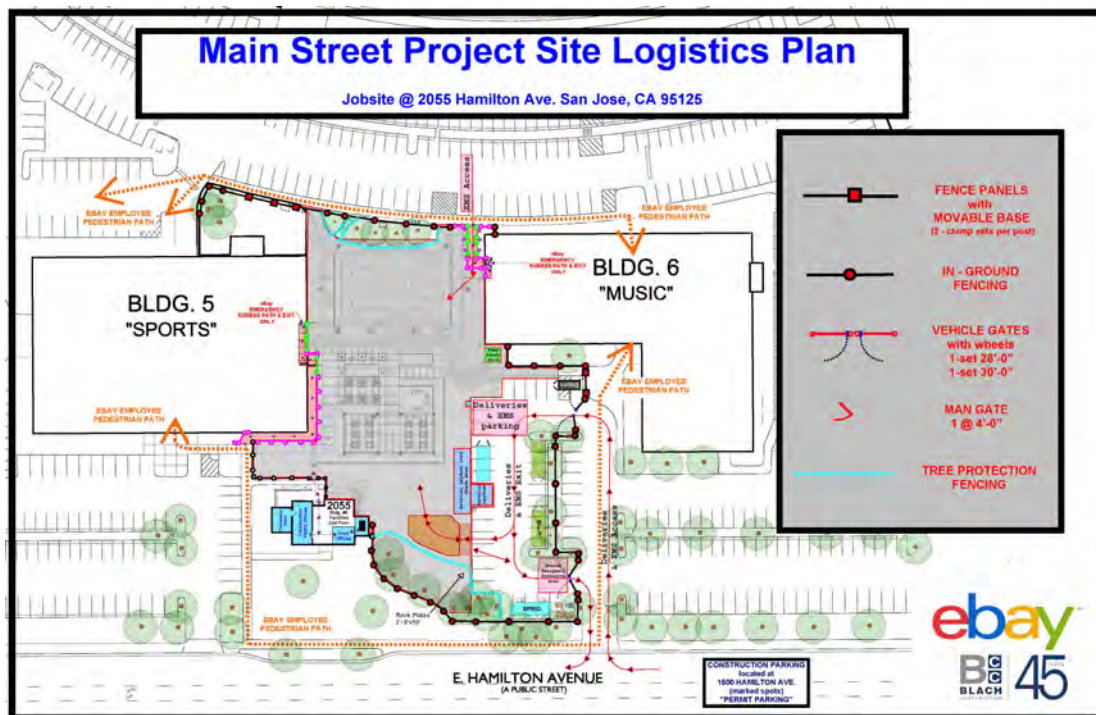


Figure 3. Project Site Logistics Plan, which defines the Project Area limits. Source: Ebay, Sept. 2015.

<sup>6</sup> Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

The project involves the construction of a 49'-11" tall Main Street Building that will be located behind (north) and to the east of the house at 2055 E. Hamilton Avenue. The new building will occupy a space that is currently an outdoor plaza between Buildings 5 and 6 of the Ebay office park. The south façade will be primarily clad in glass curtain wall with back painted glass spandrel panels at the barrel eave, and the rear (north) façade will be clad in glass curtain wall with back painted glass spandrel panels and louvers at the barrel eave. The building will be oriented south, with a projecting glazed entry vestibule with pairs of glass doors on the east and west sides. The vestibule will terminate in a flat roof and balcony which will be accessed via a pair of glass doors and a single leaf glass door. The rear (north) façade will have a pair of glass doors and a single leaf glass door at ground level. The east and west facades of the building will be clad primarily in stucco with glass curtain wall toward the south and north ends of the building and a vertical band of glazing near the center. There will be a five-panel span of louvers at the roofline in the south half of the facades. The southwest corner of the entry vestibule will be approximately 14 feet from the northeast corner of the historic house, and the southwest corner of the main body of the new building will be approximately 23 feet from the rear of the house.

The Main Street Building will open to the south onto a plaza, which will be located directly east of the historic house. Currently, this space is covered with landscaping: shrubs, small trees, lawn, and other groundcover. This plaza will be covered by a 49'-11" tall metal structural frame that will run behind the house and terminate between the west side of the house and the west parking lot. The open frame structure will be oriented parallel to the house and perpendicular to the Main Street Building. It will take the shape of a gambrel roof, similar to the form of the house. There will be four rows of posts and north-south beams above the plaza to the east, the westernmost of which will arch over the plaza immediately next to the east wall of the house's east one-story wing. The frame will then run west behind the house with two parallel east-west beams over the rear walkway, and terminate at the west side of the house with two north-south rows of gambrel-arched beams. The eastern of these two beams will be seven feet west of the westernmost wall of the one-story wing on that side of the house. At the east and west gambrel ends, far above the house, proposed signage will read "ebay."

Relatively minimal alterations will occur to the house itself, and those are mostly relegated to non-historic features. For example, the non-historic exterior stairs to the second floor door will be removed and the second floor door will be secured closed; the non-historic railing around the east basement lightwell will be replaced; the existing ADA ramp at the rear will be removed; and the historic basement hatch will be removed. Existing condensing units that are currently located on the rear east side of the house will be moved to the front west side and will be concealed by planting shrubs.

The landscape/hardscape plan includes minimal changes to the "front yard" of 2055 E. Hamilton Avenue, including retaining the existing turf and planting areas and the existing redwood trees to the west, south, and southeast. The non-historic brick paving that leads to the front porch will be extended to connect with the courtyard to the east. The courtyard under the space frame structure will be paved with permeable interlocking concrete pavers, and the eastern end will be enclosed with a concrete seat wall with a reclaimed wood face and a greenscreen with vine planting. Permeable interlocking concrete pavers will also extend behind the house. The hardscape behind the house will be regraded to meet the new event building, and an approximately three-foot deep planting area filled with evergreen flowering shrubs will be placed around the house to mitigate the change in elevation. A short walkway of concrete pavers will extend from the rear porch out to the regraded walkway behind. Landscaping around the Main Street Building will include decorative concrete paving, existing and new trees, existing groundcover, and new evergreen flowering shrubs.

During the construction process, activities will occur at the northeast corner of the house, while the house itself will be used as the construction project manager's office and field office. The material laydown yard will be located farther east, adjacent and in the parking lot. Deliveries will also occur in the parking lot. Fencing will block off the construction site, and will intersect with the house at the east side of the eastern sunroom and at approximately center of the rear (north façade).

## **PROPOSED SPACE FRAME ALTERNATIVE**

This description of the proposed space frame alternative is based on drawings provided by ESI Design on September 21, 2015. The Main Street building, minor alterations to the house at 2055 Hamilton Avenue, and landscape site plan are assumed to be the same as the description provided in the proposed project description, as is the construction area defined by the Project Area limits.

The primary difference between the proposed project and the alternative is a redesign of the space frame. The Main Street Building will open to the south onto a plaza, which will be located directly east of the historic house. Currently, this space is covered with landscaping: shrubs, small trees, lawn, and other groundcover. This plaza will feature a steel space frame, painted white, and a horizontal cable suspension grid. Fabric awning strips in a "pixel" pattern will be stretched onto the cable grid, forming some shading. The frame will be 59'0" wide and 68'-0" long. The steel posts will begin 13'-5" east of the wall of the house's east sunroom, and 12'0" from the southeast corner of the east sunroom to the southwest corner post of the structure. The perimeter of the frame will feature five parallel horizontal steel louvers at the top; the lowest louver will be 22'-0" from the ground and the top louver will be 31'-0" from the ground. Signage reading "eBay" will be placed at the north ends of the east and west sides of these bands, along the primary paths of travel behind and east of the house to the Main Street building.

Four entry columns will be placed behind the house, parallel with the rear façade along the walking path.

### **III. HISTORIC STATUS**

2055 E. Hamilton Avenue was evaluated for potential historic significance by Page & Turnbull in May 2015. The building was constructed in 1927 and was found to be historically significant for its association with Dorothy Ainsley Lloyd, daughter of prominent canning pioneer John Ainsley, and her husband William N. Lloyd. The Ainsley family, the Ainsley Packing Co., and the Ainsley Corporation, which was led by William Lloyd for 40 years and headquartered in the building at 2055 E. Hamilton Ave. for some time, played a significant role in the development of the community of Campbell.

2055 E. Hamilton Avenue was also determined historically significant for its Dutch Colonial Revival architectural style. The design of the building possesses high artistic values and represents the Dutch Colonial Revival style, with many of the characteristic design elements of the style, including:

- Side gambrel roof with long shed dormers and flat roofs over the side wings;
- Gambrel-end chimney
- Double-hung multi-lite wood sash windows, some grouped in pairs and tripartite configurations;
- Centered entrance with sidelights, fanlight transom, and pediment; and
- Classical Revival/Colonial Revival elements including fluted pilasters, entablatures, and cornices.

A full list of character-defining features for 2055 E. Hamilton Avenue is found on page 12.

Furthermore, the building was reportedly designed by prolific San Jose architect Ernest Curtis, who is considered a master architect in San Jose and the surrounding region. Curtis designed homes for members of the professional class in San Jose, especially in the 1930s. He used a variety of traditional styles, including Tudor Revival, Colonial Revival, and Spanish Colonial Revival. Thus, the design for 2055 E. Hamilton Avenue may have been an earlier example of his residential work.

The building's integrity was evaluated, and it was determined that despite a loss of integrity of setting and some loss of feeling and association, the building retains its integrity of location, design, materials, workmanship, feeling and association. In sum, the building retains its overall integrity, and is able to convey its historic significance. Therefore, the building appears individually eligible for listing in the California Register of Historical Resources under Criterion 2 (Persons) and Criterion 3 (Architecture). As such, according to California Environmental Quality Act (CEQA) guidelines, the property should be considered a historical resource for the purposes of CEQA review (explained in further detail below.)



#### **IV. CURRENT PHOTOGRAPHS**

The following photographs are included to show 2055 E. Hamilton Ave.'s current setting, massing, appearance, and architectural detail.



**Figure 4. Street view of 2055 E. Hamilton Ave., visible at right, view looking north, showing adjacent parking lot to the west (left), brick paved areas between the subject property and the parking area, Building 5 (center, rear) and the lawn, shrubs, and mature trees in the front yard of the subject property. Source: Google street view, July 2015.**



**Figure 5. Street view of 2055 E. Hamilton Ave., visible at center, view looking northwest, showing the lawn, shrubs, and mature trees in the front and east-side yards of the subject property. Source: Google street view, July 2015.**





Figure 6. Aerial view of 2055 E. Hamilton Ave., indicated by a red arrow, and setting, facing north. The subject building is immediately surrounded by mature trees, and there are two three story buildings to the north (Building 5) and northeast (Building 6), in front of which are paved surface parking lots. Source: Bing Maps, edited by author.



Figure 7. Primary (south) facade, view looking north.





**Figure 8. Primary entrance, facing north.**



**Figure 9. West facade, showing one-story wing and gambrel roof profile, facing northeast.**





Figure 10. Rear (north) façade, west (right) portion, showing contemporary additions including ADA ramp, view looking south.

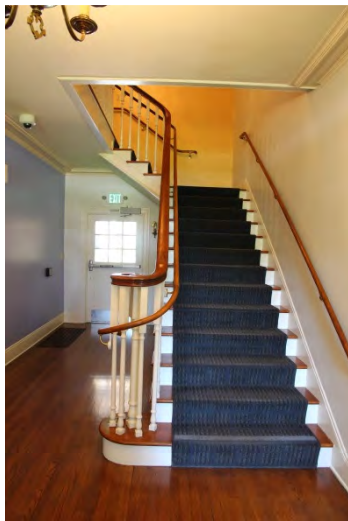


Figure 11. Interior central stair, view looking north.



Figure 12. Interior gathering space, including original fireplace, view looking southwest.



## **V. CHARACTER-DEFINING FEATURES & PERIOD OF SIGNIFICANCE**

For a property to be eligible for national or state historic register listing, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles, or that were present during the time a building was associated with a significant event or person. To be register-eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The character-defining features of 2055 E. Hamilton Avenue are:

- Two story massing and rectangular footprint with square footprint one-story side wings;
- Dutch Colonial Revival style side gambrel roof with long shed dormers;
- Wood shingle siding;
- Gambrel-end chimney
- Double-hung multi-lite wood sash windows, some grouped in pairs and tripartite configurations;
- Centered entrance with sidelights, fanlight transom, and pediment;
- Classical Revival/Colonial Revival elements including fluted pilasters, entablatures, and cornices;
- Residential landscaping at the front (street side) of the house, with a lawn, shrubs, and mature trees.

A building's period of significance is the span of time when the property was associated with important events, activities, or persons; or attained the characteristics which qualify it for historic register listing. The period of significance usually begins with the date when historically significant activities or events began; this is often a date of construction. The period of significance continues for the duration of time that the property is associated with significant activities or events.

The period of significance for 2055 E. Hamilton Avenue begins in 1927 when the building was constructed, and ends in 1982, after which time the building ceased its affiliation with the Ainsley family and became an element of Greylands Business Park.

## VI. ANALYSIS OF PROPOSED PROJECT IMPACTS AND COMPATIBILITY

This section analyzes the project-specific impacts of the proposed project at 2055 Hamilton Avenue on the environment, as required by the California Environmental Quality Act (CEQA). The following analysis will describe the proposed project; assess its compliance with the *Secretary of the Interior's Standards for Rehabilitation*; and identify cumulative impacts.

### SECRETARY OF THE INTERIOR'S STANDARDS

*The Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings* (Standards) provide guidance for reviewing proposed work on historic properties, with the stated goal of making possible “a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”<sup>7</sup> The Standards are used by Federal agencies in evaluating work on historic properties. The Standards have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.<sup>8</sup> Projects that *do not* comply with the Standards may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource.

The Standards offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

**Preservation:** The Standards for Preservation “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

**Rehabilitation:** The Standards for Rehabilitation “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”

**Restoration:** The Standards for Restoration “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

**Reconstruction:** The Standards for Reconstruction “establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope is seeking to make small changes to the existing historic building and construct new buildings and structures directly adjacent to the historic building, and continue its existing use. Therefore, the *Standards for Rehabilitation* will be applied.

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<sup>7</sup>National Park Service, *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, accessed online 19 November 2013, <http://www.nps.gov/hps/tps/standguide/>.

<sup>8</sup> CEQA Guidelines subsection 15064.5(b)(3).

### Standards for Rehabilitation

The following analysis applies each of the applicable *Standards for Rehabilitation* to the proposed project at 2055 Hamilton Avenue. This analysis is based upon the 100% Final Design Revised proposed designs by ESI Design, dated June 29, 2015.

**Rehabilitation Standard 1:** *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

*Discussion:* The proposed project does not change the current use of the residence 2055 E. Hamilton Avenue. It has been used as an office for the past 30 years, and though not the historic use, it will continue to be used in this capacity after the project is complete.

Therefore, as planned, the proposed project adheres to Rehabilitation Standard 1.

**Rehabilitation Standard 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

*Discussion:* As proposed, the project will maintain the historic character of the property, as the scope only minimally alters the building itself. Namely, the character-defining features outlined on page 12 of this report will be retained and preserved, including the building's two story massing and rectangular footprint with one-story side wings; side gambrel roof with long shed dormers; wood shingle siding; double-hung multi-lite wood sash windows; centered entrance with sidelights, fanlight transom, and pediment; Classical Revival/Colonial Revival elements including fluted pilasters, entablatures, and cornices; main interior residential gathering spaces, with original design and fixtures; and residential landscaping at the front (street side) of the house, with a lawn, shrubs, and mature trees. Distinctive materials and features will not be altered.

Spaces and spatial relationships around the building will be altered with the construction of the new Main Street Building and the structural open frame structure next to and around the house. The new building and structure will be constructed quite close to the house; in particular, the southwest corner of the Main Street Building's entry vestibule will be approximately 14 feet from the northeast corner of the historic house, and the space frame structure will be about one foot east of the house's eastern one-story wing and seven feet from the western one-story wing. However, the integrity of the building's historic setting has already been compromised by the construction of the office park in the 1980s. While the setting will be further affected as a result of the proposed project, the historic character of the residence as viewed from the public right-of-way on E. Hamilton Avenue will remain much the same due to the retention of original features on both the house and the grounds in front of it. From the street, the space frame structure will be partially obscured by mature trees in the "front yard." Thus, while the placement of the open-frame structure would normally be too close to the historic resource, because of the already-compromised setting and the density of the redwood groves that serve to screen the existing and new development, the proposed project will not destroy the historic character of the house.

Therefore, the proposed project adheres to Rehabilitation Standard 2.

**Rehabilitation Standard 3:** *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

*Discussion:* The proposed project will include only minimal alterations to the rear of the house, including a new ramp to replace the existing non-historic ramp. The changes that will be made to the

building's setting, including landscape/hardscape design and the structural frame that will run next to and behind the house, are clearly modern and differentiated from the historic building (see Standard 9 for more information). No changes will be made that create a false sense of historical development or add conjectural features.

Therefore, the proposed project adheres to Rehabilitation Standard 3.

**Rehabilitation Standard 4:** *Changes to a property that have acquired significance in their own right will be retained and preserved.*

*Discussion:* There are no changes to 2055 E. Hamilton Avenue that have acquired historic significance in their own right.

Therefore, the proposed project adheres to Rehabilitation Standard 4.

**Rehabilitation Standard 5:** *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

*Discussion:* As described in Standard 2, the project will retain all distinctive materials, features, finishes, and construction techniques or examples of craftsmanship on 2055 E. Hamilton Avenue except for the removal of the original basement hatch at the rear. This is a relatively small alteration to historic materials and features, and will not significantly affect the building's character.

Therefore, the proposed project will adhere to Rehabilitation Standard 5.

**Rehabilitation Standard 6:** *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

*Discussion:* As designed, the proposed project does not involve the repair or replacement of any deteriorated historic features.

Therefore, the proposed project will be in compliance with Rehabilitation Standard 6.

**Rehabilitation Standard 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

*Discussion:* As designed, the proposed project does not involve any chemical or physical treatments on historic materials.

Therefore, the proposed project will adhere to Rehabilitation Standard 7.

**Rehabilitation Standard 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

*Discussion:* The proposed project will include excavation. Nevertheless, in the case of an encounter with archaeological materials, provided standard discovery procedures are followed, the proposed project will adhere to Rehabilitation Standard 8.

**Rehabilitation Standard 9:** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be*



*differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

*Discussion:* The new Main Street Building, landscape/hardscape changes, and space frame structure will be differentiated from the historic residence at 2055 E. Hamilton Avenue. Their construction and the minor changes being made to the building itself will not destroy historic materials or features. The open structure will not cover the house, but will wrap around the back and east side of it.

As discussed in Standard 2, the building's integrity of setting is already nearly lost; these alterations and additions will further alter the spatial relationships between it and office park-related development, as the new structures will be erected quite close to the house.

The new work will also not be compatible with the historic materials, features, size, scale and proportion of the house, as both the Main Street Building and the space frame structure will be much larger, taller, and of modern materials. The size and scale of the Main Street building will be much larger than the house, though similar to the proportions of the other office buildings in the complex. While the space frame structure references the residence in its rectangular plan and gambrel roof shape, this frame gesture would be more appropriate if it matched the Main Street building, especially since it is related to this structure in scale, program, materiality, and era. The structure will also be placed very close to the house, particularly on the east side near the one-story wing.

Therefore, the proposed project will not adhere to Rehabilitation Standard 9.

**Rehabilitation Standard 10:** *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*Discussion:* The proposed project would involve the construction of a large adjacent new building to the northeast, landscape and hardscape changes at the back and east, and an space frame structure that wraps around the back side of the house. These changes will be undertaken in such a manner that if they were removed in the future, the essential form and integrity of the historic house and its front yard landscaping would be unimpaired.

Therefore, the proposed project will adhere to Rehabilitation Standard 10.

## ANALYSIS OF PROJECT-SPECIFIC IMPACTS UNDER CEQA

As the above analysis demonstrates, the project as currently designed appears to be in compliance with nine of ten of the *Secretary of the Interior's Standards for Rehabilitation*. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project adheres to the *Secretary of the Interior's Standards*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." Because the proposed project at 2055 E. Hamilton Avenue does not comply with all of the *Secretary of the Interior's Standards*, further analysis of potential impact is required under CEQA.

As stated earlier, according to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."<sup>9</sup> Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an

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<sup>9</sup> CEQA Guidelines subsection 15064.5(b).

historic resource would be materially impaired.”<sup>10</sup> The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.<sup>11</sup>

While the proposed project includes adjacent new construction that is not compatible with the historic materials, features, size, scale and proportion of 2055 E. Hamilton Avenue, the significance of the historic house is rooted in its architectural style and association with significant persons. Since the building itself will only undergo minor alterations, it will continue to be able to represent its significance as it does today. The proposed project will further compromise the building’s integrity of setting, but this appears to be a **less-than-significant impact** since the building will continue to convey its historic significance which justifies its eligibility for the California Register.

## CUMULATIVE IMPACTS

CEQA defines cumulative impacts as follows:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.<sup>12</sup>

As explained above, the setting of 2055 E. Hamilton Avenue has been compromised by the construction of the office park which replaced an orchard in the early 1980s. The proposed project contributes to furthering the loss of integrity of setting, feeling, and association, but not to the extent that the house can no longer convey its significance. Therefore, the project as proposed does not appear to cause a significant cumulative impact.

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<sup>10</sup> CEQA Guidelines subsection 15064.5(b)(1).

<sup>11</sup> CEQA Guidelines subsection 15064.5(b)(2).

<sup>12</sup> CEQA Guidelines, Article 20, subsection 15355.

## VII. ANALYSIS OF PROPOSED SPACE FRAME ALTERNATIVE IMPACTS AND COMPATIBILITY

This section analyzes the project-specific impacts of the proposed project with space frame alternative at 2055 Hamilton Avenue on the environment, as required by the California Environmental Quality Act (CEQA). The following analysis will describe the proposed project; assess its compliance with the *Secretary of the Interior's Standards for Rehabilitation*; and identify cumulative impacts.

### STANDARDS FOR REHABILITATION

The following analysis applies each of the applicable *Standards for Rehabilitation* to the proposed project with space frame alternative at 2055 Hamilton Avenue. This analysis is based renderings and elevations provided by ESI Design, dated September 21, 2015 and September 24, 2015.

**Rehabilitation Standard 1:** *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

*Discussion:* The proposed project does not change the current use of the residence 2055 E. Hamilton Avenue. It has been used as an office for the past 30 years, and though not the historic use, it will continue to be used in this capacity after the project is complete.

Therefore, as planned, the proposed project with space frame alternative adheres to Rehabilitation Standard 1.

**Rehabilitation Standard 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*

*Discussion:* As proposed, the project will maintain the historic character of 2055 E. Hamilton Avenue, as the scope only minimally alters the building itself. The character-defining features outlined on page 12 of this report will be retained and preserved, including the building's two story massing and rectangular footprint with one-story side wings; side gambrel roof with long shed dormers; wood shingle siding; double-hung multi-lite wood sash windows; centered entrance with sidelights, fanlight transom, and pediment; Classical Revival/Dutch Colonial Revival elements including fluted pilasters, entablatures, and cornices; main interior residential gathering spaces, with original design and fixtures; and residential landscaping at the front (street side) of the house, with a lawn, shrubs, and mature trees. Distinctive materials and features will not be altered.

Spaces and spatial relationships around the building will be altered with the construction of the new Main Street Building and the structural open frame structure on the east side of the house. The new building will be constructed somewhat close to the house; in particular, the southwest corner of the Main Street Building's entry vestibule will be approximately 14 feet from the northeast corner of the historic house. The space frame will begin 13'-5" east from the house, which will provide a buffer of landscaping between it and the house. The design is relatively minimalistic, as it is comprised of steel beams and a flat cable grid supporting strips of fabric, all of which will be white. The entry columns to the north will also be placed a distance from the house. The integrity of the building's historic setting has already been compromised by the construction of the office park in the 1980s. The setting will be further affected as a result of the proposed project, but the historic character of the residence as a Dutch Colonial Revival house will be retained since its character-defining features will not be affected. Furthermore, the view from the public right-of-way on E. Hamilton Avenue will remain

much the same due to the retention of original features on both the house and the grounds in front of it. From the street, the space frame structure to the east will be largely obscured by mature trees in the “front yard.” Thus, because of the already-compromised setting and the density of the redwood groves that serve to screen the existing and new development, the proposed project will not destroy the historic character of the house.

Therefore, the proposed project with space frame alternative adheres to Rehabilitation Standard 2.

**Rehabilitation Standard 3:** *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

*Discussion:* The proposed project will include only minimal alterations to the rear of the house, including a new ramp to replace the existing non-historic ramp. The changes that will be made to the building's setting, including landscape/hardscape design and the structural frame that will run next to and behind the house, are clearly modern and differentiated from the historic building (see Standard 9 for more information). No changes will be made that create a false sense of historical development or add conjectural features.

Therefore, the proposed project with space frame alternative adheres to Rehabilitation Standard 3.

**Rehabilitation Standard 4:** *Changes to a property that have acquired significance in their own right will be retained and preserved.*

*Discussion:* There are no changes to 2055 E. Hamilton Avenue that have acquired historic significance in their own right.

Therefore, the proposed project with space frame alternative adheres to Rehabilitation Standard 4.

**Rehabilitation Standard 5:** *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

*Discussion:* As described in Standard 2, the project will retain all distinctive materials, features, finishes, and construction techniques or examples of craftsmanship on 2055 E. Hamilton Avenue except for the removal of the original basement hatch at the rear. This is a relatively small alteration to historic materials and features, and will not significantly affect the building's character.

Therefore, the proposed project with space frame alternative will adhere to Rehabilitation Standard 5.

**Rehabilitation Standard 6:** *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

*Discussion:* As designed, the proposed project does not involve the repair or replacement of any deteriorated historic features.

Therefore, the proposed project with space frame alternative will be in compliance with Rehabilitation Standard 6.

**Rehabilitation Standard 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*



*Discussion:* As designed, the proposed project does not involve any chemical or physical treatments on historic materials.

Therefore, the proposed project with space frame alternative will adhere to Rehabilitation Standard 7.

**Rehabilitation Standard 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

*Discussion:* The proposed project will include excavation. Nevertheless, in the case of an encounter with archaeological materials, provided standard discovery procedures are followed, the proposed project with space frame alternative will adhere to Rehabilitation Standard 8.

**Rehabilitation Standard 9:** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

*Discussion:* The new Main Street Building, landscape/hardscape changes, and space frame structure will be differentiated from the historic residence at 2055 E. Hamilton Avenue. The open structure will be located to the east side of the house. The Main Street Building will be located behind the open structure. Their construction of these structures and the minor changes being made to the building itself will not destroy historic materials or features.

As discussed in Standard 2, the building's integrity of setting is already nearly lost; these alterations and additions will further alter the spatial relationships between the historic building and office park-related development. The new work will use modern materials, and the size and scale of the Main Street building will be much larger than the house, though set behind it and of similar proportions of the other office buildings in the complex. The space frame will be placed 13'-5" from the house with a landscape buffer in between. Though taller than the house, the design is simple and streamlined, marking the "outdoor room" of the courtyard with a relatively light touch. The "eBay" signage will be fairly minimal on the east and west sides of the structure and will not be visible from the public right-of-way on E. Hamilton Avenue. The entry columns to the north of the house will be set away from it and will be unobtrusive. The historic house, as viewed from the public right-of-way with its "front yard" intact, will retain its appearance as a Dutch Colonial Revival style house from the 1920s, though surrounded by modern development.

Thus, the proposed project with space frame alternative appears sufficiently compatible to adhere to Rehabilitation Standard 9.

**Rehabilitation Standard 10:** *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*Discussion:* The proposed project would involve the construction of a large adjacent new building to the northeast, landscape and hardscape changes at the back and east, and a space frame structure over the courtyard to the east. These changes will be undertaken in such a manner that if they were removed in the future, the essential form and integrity of the historic house and its front yard landscaping would be unimpaired.

Therefore, the proposed project with space frame alternative will adhere to Rehabilitation Standard 10.

## ANALYSIS OF ALTERNATIVE PROJECT-SPECIFIC IMPACTS UNDER CEQA

As the above analysis demonstrates, the project as currently designed appears to be in compliance with ten of ten of the *Secretary of the Interior's Standards for Rehabilitation*. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project adheres to the *Secretary of the Interior's Standards*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." Because the proposed project with space frame alternative at 2055 E. Hamilton Avenue complies with all of the *Secretary of the Interior's Standards*, it does not appear that it will cause an impact under CEQA.

## CUMULATIVE IMPACTS

CEQA defines cumulative impacts as follows:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.<sup>13</sup>

As explained above, the setting of 2055 E. Hamilton Avenue has been compromised by the construction of the office park which replaced an orchard in the early 1980s. The proposed project contributes to furthering the loss of integrity of setting, feeling, and association, but not to the extent that the house can no longer convey its significance under Criterion 2 (persons) and Criterion 3 (architecture). Therefore, the project as proposed does not appear to cause a significant cumulative impact.

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<sup>13</sup> CEQA Guidelines, Article 20, subsection 15355.

## **VIII. CONCLUSION**

The former residence at 2055 E. Hamilton Avenue was found eligible for listing in the California Register of Historical Resources under Criterion 2 (Persons) and Criterion 3 (Architecture). It should therefore be considered a historic resource for the purposes of CEQA review.

This report finds that the proposed Main Street Building project at the Ebay South Campus will meet nine of ten of the Secretary of the Interior's Standards. The new adjacent construction was not found to be compatible with the historic materials, size, massing, and proportions of the historic building. The setting, which has already been compromised, will be further affected. Nevertheless, since all character-defining features of the building will be retained during the project, 2055 E. Hamilton Avenue will be able to convey its historic significance and retain its eligibility for listing in the California Register. The project will therefore cause a less-than-significant impact.

This report finds that the proposed project with space frame alternative meets all ten of the Secretary of the Interior's Standards. The character-defining features of the building will be retained during the project, so it will continue to convey its significance. The space frame to the east of the house is a sensitive design compared to the original proposed space frame; it is placed farther from the house, has a simplified and streamlined modern form, does not replicate the gambrel shape of the house, and does not wrap around or engulf the house. Consequently, this report finds that the proposed project with space frame alternative does not cause an impact on the historic house at 2055 E. Hamilton Avenue.

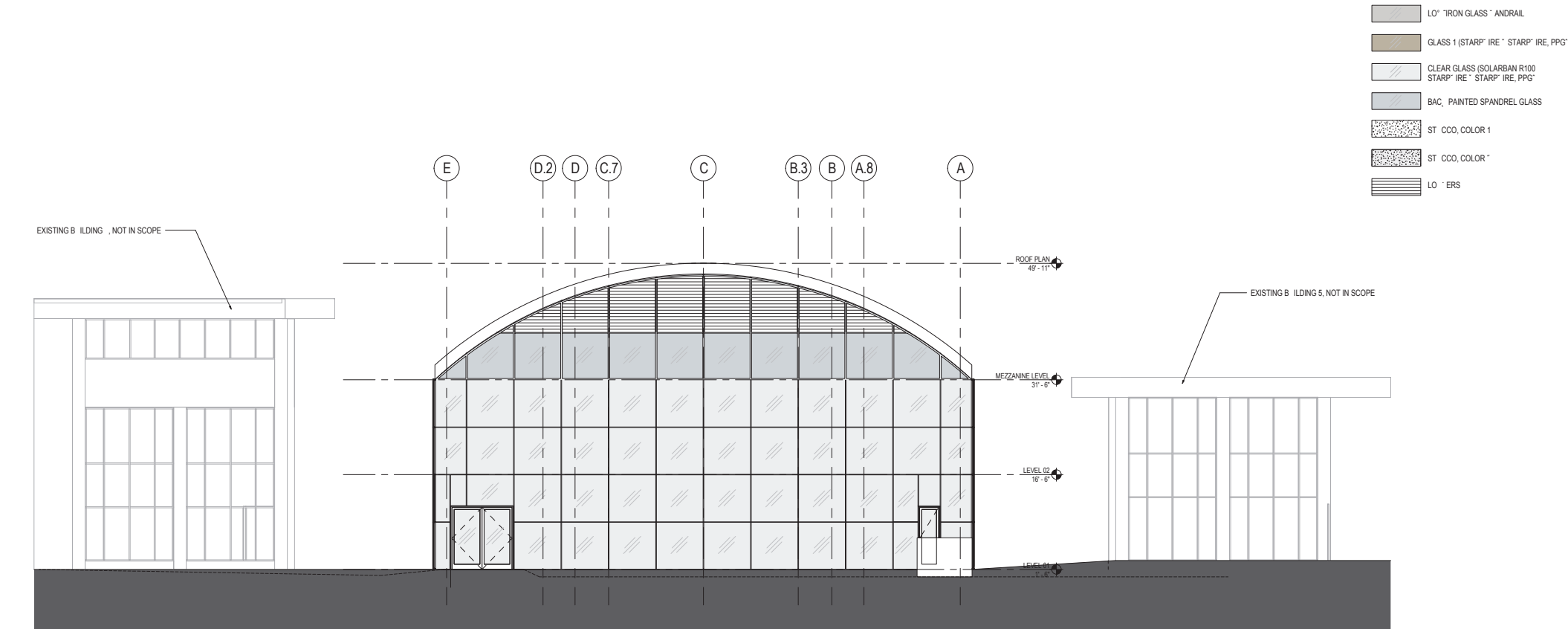
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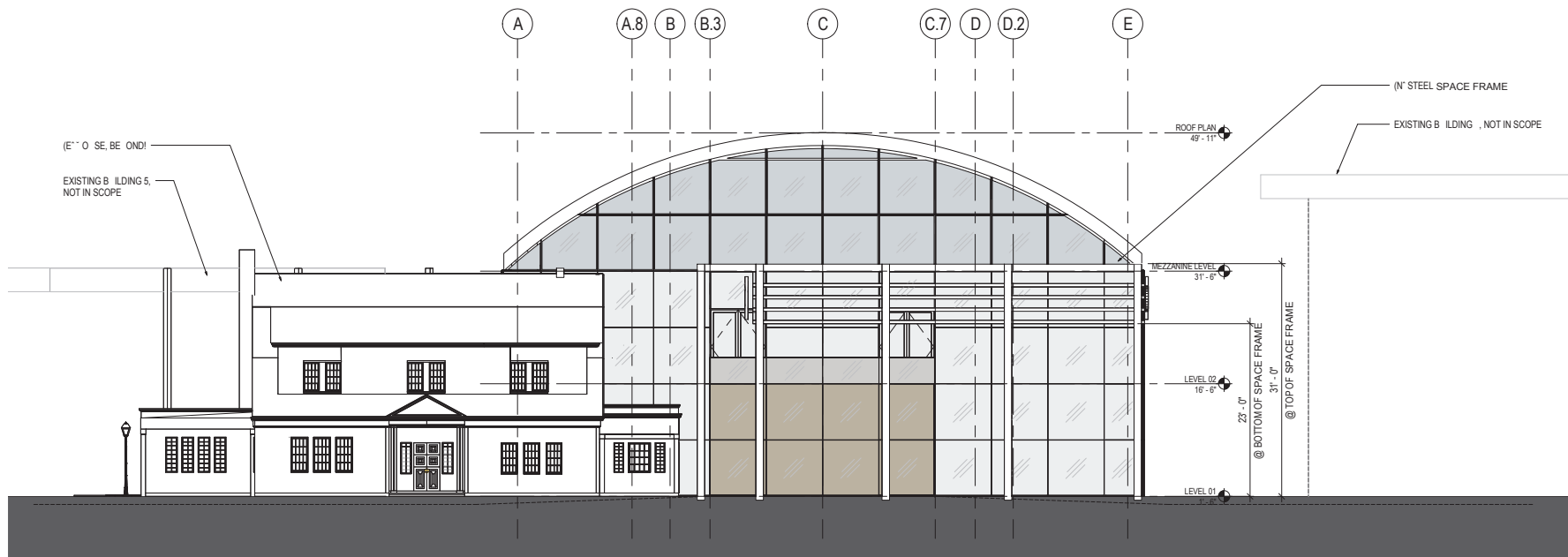
State of California. California Environmental Quality Act, [http://ceres.ca.gov/topic/env\\_law/ceqa/summary.html](http://ceres.ca.gov/topic/env_law/ceqa/summary.html), accessed 31 August 2007.



## **X. APPENDIX**



1 EXTERIOR ELEVATION - NORTH  
1"=5'-10"



PD ONLY - EXTERIOR ELEVATION - NORTH  
SO. T.



**MAIN STREET**  
2085 HAMILTON AVENUE  
San Jose, CA 95125



GENERAL CONTRACTOR  
2020 FORTUNE DRIVE  
#100  
SAN JOSE, CA 95131

Tel 408.224.7100  
Fax 408.224.2220



BUILDING DESIGNER  
111 5TH AVENUE  
12TH FLOOR  
NEW YORK, NY 10003

Tel 212.989.3993



CIVIL ENGINEER  
225 SHORELINE DRIVE  
SUITE 200  
REDWOOD CITY, CA 94065  
Tel 650.482.6300



STRUCTURAL ENGINEER  
100 BUSH ST  
SUITE 1850  
SAN FRANCISCO, CA 94104  
Tel 415.243.4091



LANDSCAPE ARCHITECT  
303 POTERO STREET  
SANTA CRUZ, CA 95060  
Tel 831.459.0455



225 WEST SANTA CLARA ST  
SUITE 1100  
SAN JOSE, CA 95113  
Tel 408.885.8100  
Fax 408.885.8199

Rev.	Date	Description	By	Check
	28 September 2015	PD - RESUBMITTAL		

Seal / Signature

Project Name  
Ebay - Main Street

Project Number  
35.0996.000

Scale

Description

EXTERIOR ELEVATIONS

11.0

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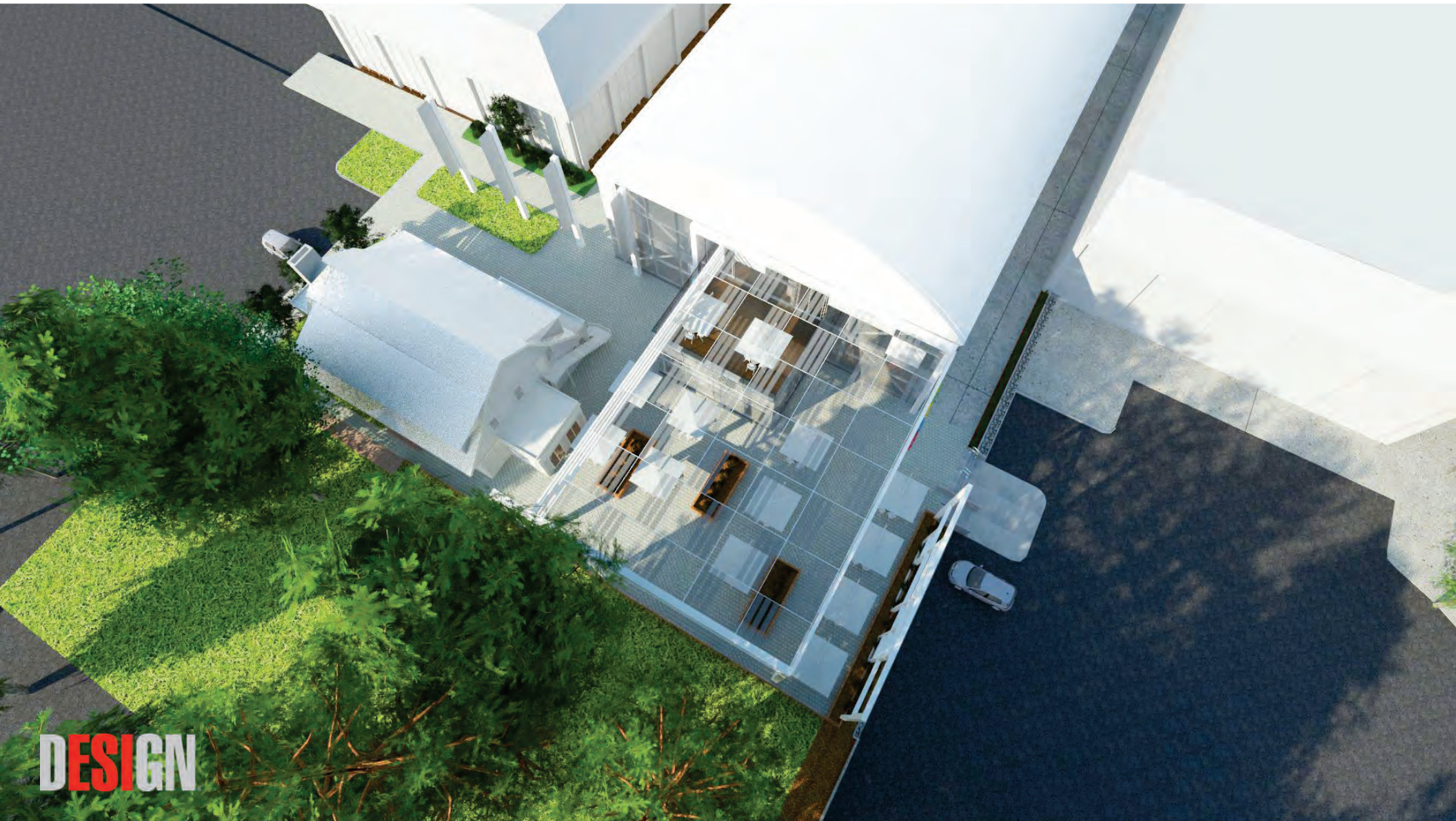








**SPACE FRAME OP2**  
AXONOMETRIC



**DESIGN**



## SPACE FRAME OP2

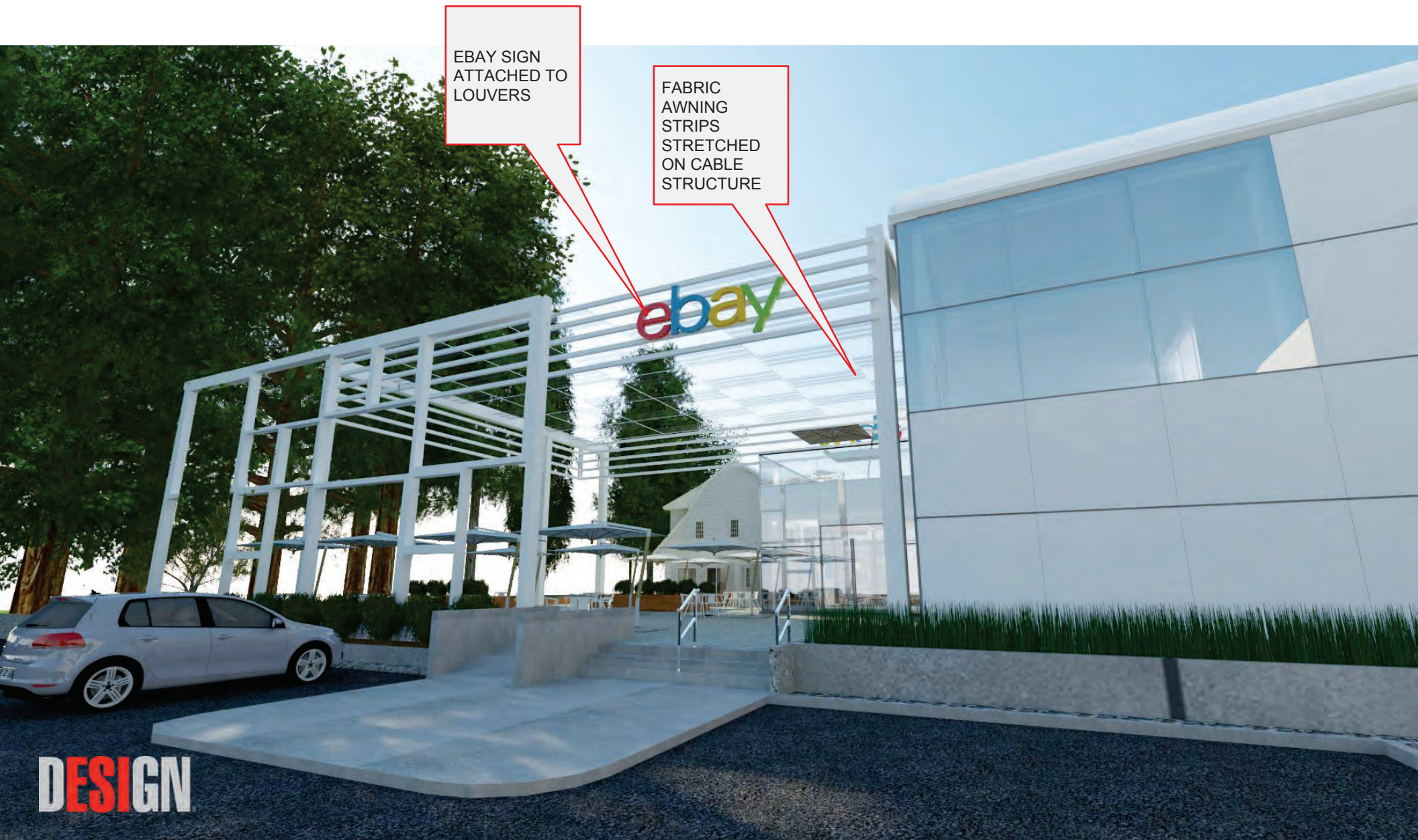
EXTERIOR 1A





## SPACE FRAME OP2

EXTERIOR 2





SPACE FRAME OP2  
PLAN

