

# HISTORIC REPORT

2301, 2311, and 2323 Moorpark Avenue, San José,  
Santa Clara County, California  
(APN #282-01-020, -021, 022 and nearby properties)



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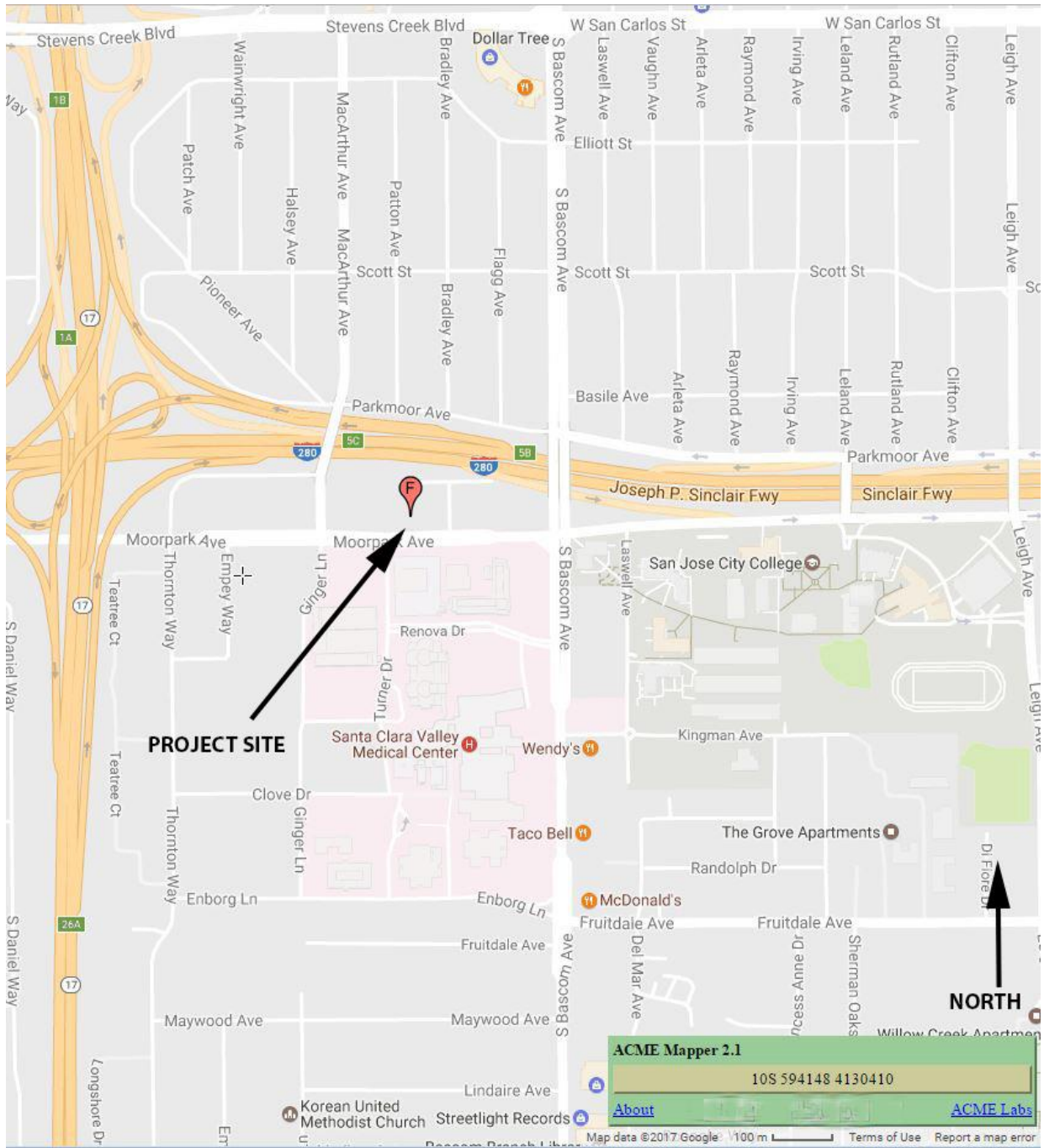
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*Cover image: Bing (Microsoft Corp.), retrieved 2017*



### Area Map



Location map within unincorporated San José. Google Maps via Acme Mapper 2017.

## Methodology of this Study

This document is presented in a report format and evaluates the extant buildings at 2301 through 2323 Moorpark Ave. for historical significance. The report also includes a reconnaissance survey of nearby properties within the block bounded by Moorpark Avenue, Central Way, Mac Arthur Avenue, and the Sinclair Freeway, and presents that property information in summary table format. The table identifies property addresses and related assessor's parcel numbers, property type, date of construction and style, and includes a preliminary assessment for historical significance. A photo is included for each building as was available from the public right-of-way.

The report has generally been prepared according to the City of San José *Revised Guidelines for Historic Reports*, published on February 26, 2010. Rather than a cover letter, a report format was used to better present information required by Planning staff for additional review of nearby properties.

Attached to this report is an evaluation of the properties at 2301, 2311, and 2323 Moorpark Ave. for historical significance according to criteria of the California Register of Historical Resources and City of San José policies and regulations related to historic resources. The DPR523 series forms present property data, a detailed description, historical and architectural context, integrity, and significance, as well as a bibliography containing sources of information, and the report summarizes the findings within the DPR523 forms, and also includes a brief section on regulatory context.

The Evaluation Rating Sheets attached to this report "tally" the structure according to a numerical rating system developed by staff of the Planning Division. The ratings help place buildings and structures in context of other historic properties that have been identified in San José and listed on the City's Historic Resources Inventory.

The site was examined in February and August 2017 by Franklin Maggi, Architectural Historian. Digital photographs of the exterior of the structures and views of the adjacent setting and nearby buildings were taken at those times. Photographic documentation is included within the DPR523 forms and within this report.

Historical research was conducted by the staff of Archives & Architecture, and consisted of primary and secondary sources of historical information. The research and historical investigation was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 -*Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994).

No impacts analysis has been provided, nor have mitigations have been proposed, as the subject properties that underwent intensive investigation at 2301, 2311, and 2323 Moorpark Ave. were not found to qualify as historic resources under the applicable criteria.

## Previous Surveys and Historical Status

The site has not previously been evaluated for historic significance as a part of any identified survey of historic resources.

## Summary of Findings

The survey and investigation within this report evaluates the potential historic significance of the apartment buildings at 2301, 2311, and 2323 Moorpark Ave., and provides a preliminary assessment of the ten nearby properties located within the block. The evaluation was used to determine if the subject properties at 2301, 2311 and 2323 Moorpark Ave. are significant under the California Environmental Quality Act (CEQA) and to determine if a future project resulting from the proposed General Plan Amendment would or would not have an adverse effect on any historic resources.

In considering the potential significance of the properties and related buildings/structures, based on the City of San José criteria for historic significance, the apartment buildings on these sites were not found eligible for the San José Historic Resources Inventory, and therefore would not be eligible as City Landmarks or for listing on the California Register of Historical Resources. Although greater than 50 years in age, these properties do not appear to be historic resources under CEQA. Using the City's Evaluation Rating System, the properties scored points in the twenties range or lower, which is under the threshold for listing on the San José Historic Resources Inventory.

Ten properties on the block were also surveyed and investigated to determine if any are or could be considered historic resources under CEQA. The area itself was considered for historic significance under patterns of development, but not found to be cohesive enough to be representative of important patterns, as the properties are diverse in building type and style.

Of the ten additional properties investigated, one property, triangular in shape and generally addresses as 2365-2387 Moorpark Ave., contains a grouping of around twelve residential units within detached cottages. This property appears to have been built in the early-1930s prior to World War II. This building complex may have been initially associated with Santa Clara County Hospital located across Moorpark Avenue to the south. The buildings are vernacular in construction, but the pre-1941 historic patterns that this site reflects warrants further investigation. It appears from this preliminary investigation that the property may qualify for the Historic Resources Inventory as an Identified Structure(s) (IS).

The project itself will not impact any resource listed or eligible for listing on the California Register of Historical Resources or as a City Landmark. Potential off-site impacts to adjacent properties, such as the grouping of cottages at 2365-2387 Moorpark Ave. was not conducted, as this site has not been subject to an intensive-level historic

investigation, and the proposed project itself has yet to be clearly defined at the level to enable review under the Secretary of the Interior's Standards.

## Historical and Architectural Context

The subject property and the block that surrounds it straddle the southwestern edge of what was once the *Rancho Los Coches*. The diagonal property line that bisects the block is a remnant of the patented southwest boundary of this early California rancho. The land southwest of the line was never a part of a patented rancho lands, and can be identified as part of Lot 5 in the Southeast corner of Section 14, Township 7 South, Range 1 West, Mount Diablo Baseline & Meridian. The actual alignment of this line within the block was agreed upon by instrument executed by and between C. F. Wyman et al, to Lenora E. Flagg, et all, dated May 10, 1889 (Liber "Q" of Miscellaneous Records, Page 543, June 20, 1889).

*Los Coches* was granted in 1844 by Mexican Governor Manuel Micheltoarena to Roberto, a Santa Clara Mission Indian. In 1847 Roberto sold the rancho to Antonio Suñol, who perfected title by patent in 1857 from the United States Land Commission. Suñol split the 2219 acres into three parts, with the western third sold the Henry Morris Naglee. A portion of Naglee's acquisition would ultimately become the Bradley Ranch.

Bradley Ranch is associated with E.L. Bradley, who came to California in 1850 and settled in Santa Clara Valley in 1873 when he purchased 220 acres west of San Jose and established a grain and livestock ranch as well as planting 60 acres in fruit, of which 30 were in prunes. These trees came into bearing in 1881, and their success proved to farmers in the area that prunes could grow locally without irrigation. Although he died in 1880, his daughter Lenora, who married E. C. Flagg, continued to own and manage the ranch well into the twentieth century.

Bradley's house and surrounding orchard was located adjacent Steven Creek Road (now West San Carlos Street). Roberto's adobe exists today on Lincoln Avenue as a history museum of the California Pioneers of Santa Clara County.

During the early part of the twentieth century, much of this ranch, including the west one hundred acres, was owned by E.L. Bradley's daughters Anna and Leonora. At the time of the creation of Tracts No. 205 and 228 (Bradley Manor Units No. 2 & 3) in 1945, that contain the subject property, the property was owned by Bradley's descendants Anna B. Clayton and Enid Flagg Shaupp. The subdivider was Jas. A. Clayton & Co.

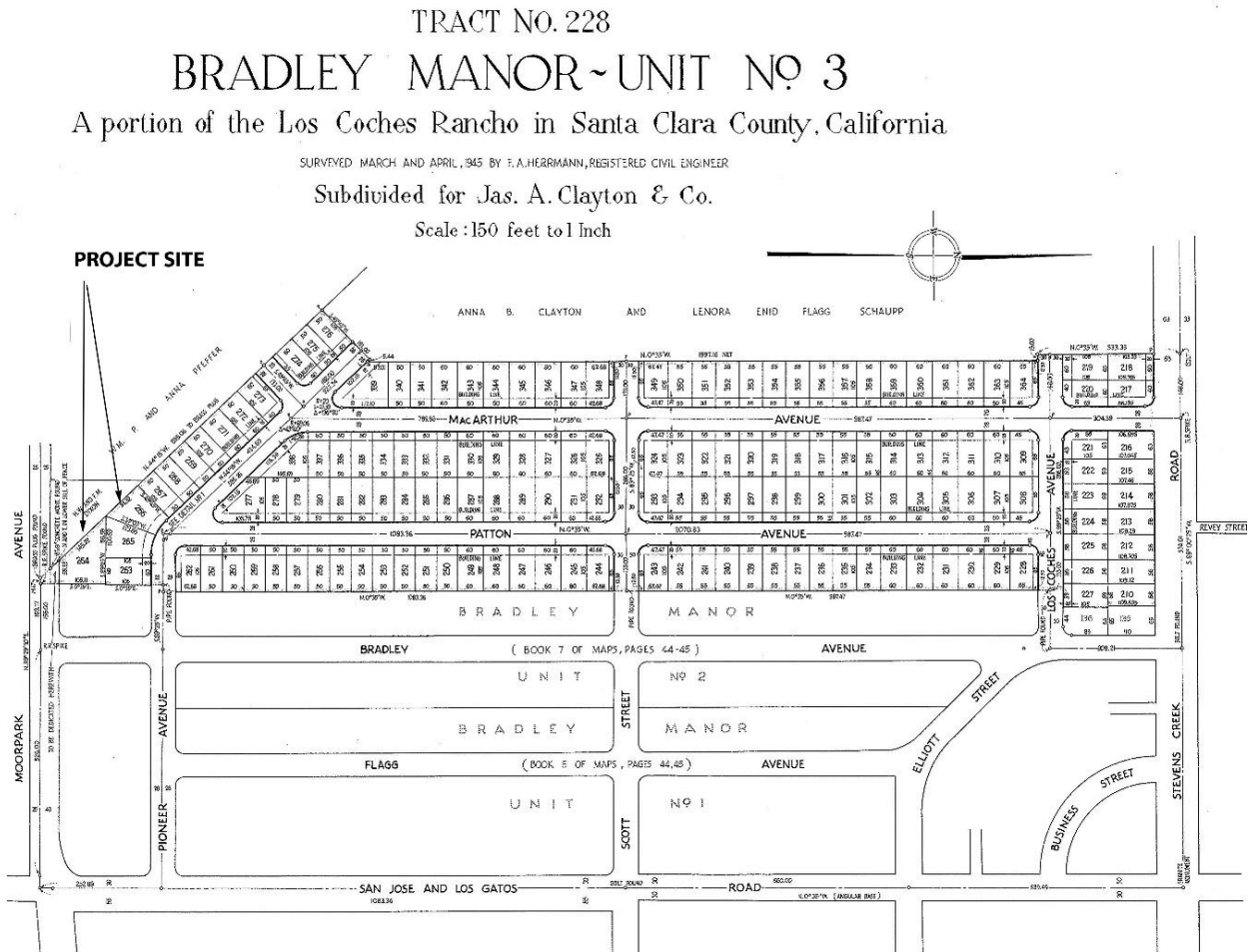
### Early Development of the Project Site

The six lots of this project site, Lots 173 and 174 of Tract No. 205 and Lots 264, 265, 266, and 267 of Tract No. 228, were created as a part of a large residential subdivision in unincorporated Santa Clara County that was initially surveyed from 1940 to 1945 during World War II, and mostly developed during the early years after the war.

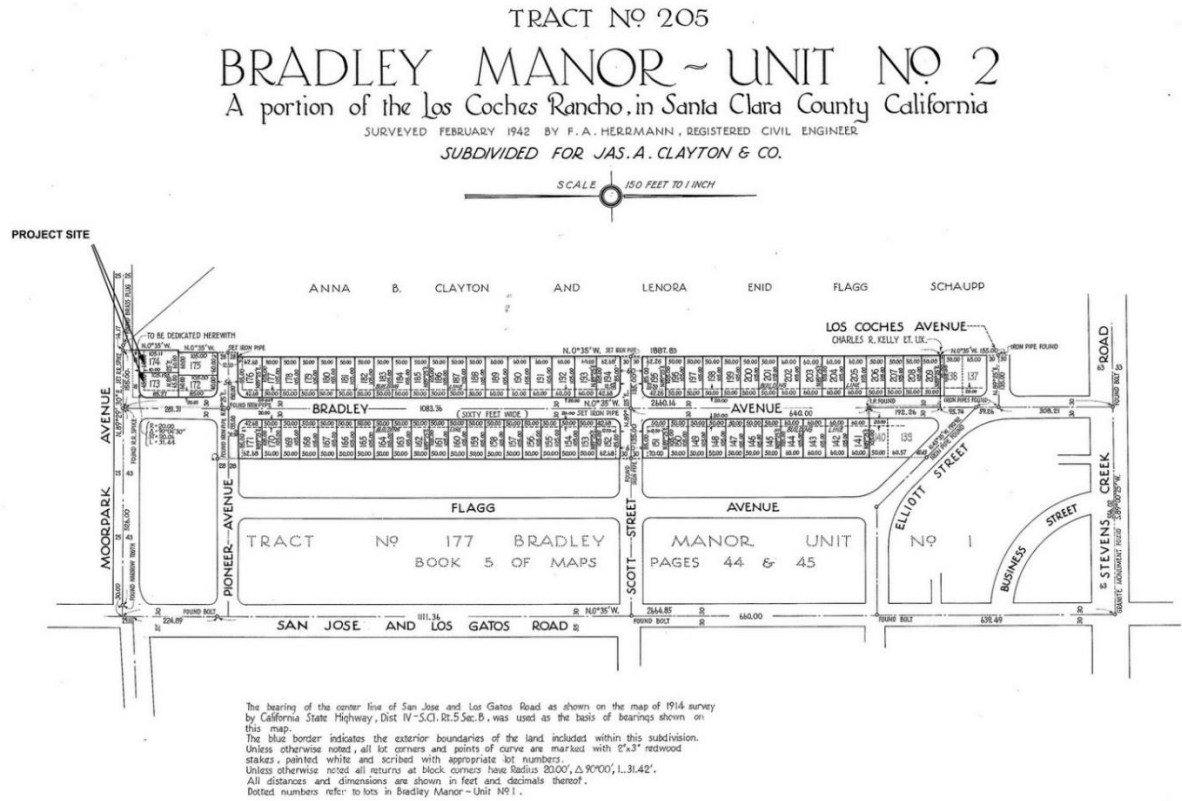
A large portion of this subdivision was acquired after built during the 1960s under eminent domain. The residential buildings within the future freeway right-of-way were demolished to accommodate the construction of Interstate 280. Properties within the one-block deep area between the highway and Moorpark Avenue remained outside the freeway right-of-way, from Bascom Avenue on the east to Winchester Boulevard on the west, excepting those cleared for construction of the interchange of I-280 and State Route 17.

The three buildings on the subject site, a 1948 two-story apartment building addressed as 2311 Moorpark Ave., circa 1953 apartment building addressed as 2301 Moorpark Ave., and a 1956-1957 two-story apartment building addressed 2323 Moorpark Ave., remain from the pre-highway era of the subdivision.

A portion of one vacant property on the subject site (APN #282-01-014), located directly adjacent the freeway right-of-way, once contained a single-family residence that was removed as a part of the freeway project. The remaining vacant properties on the project site have been such since the beginnings of the subdivision development.





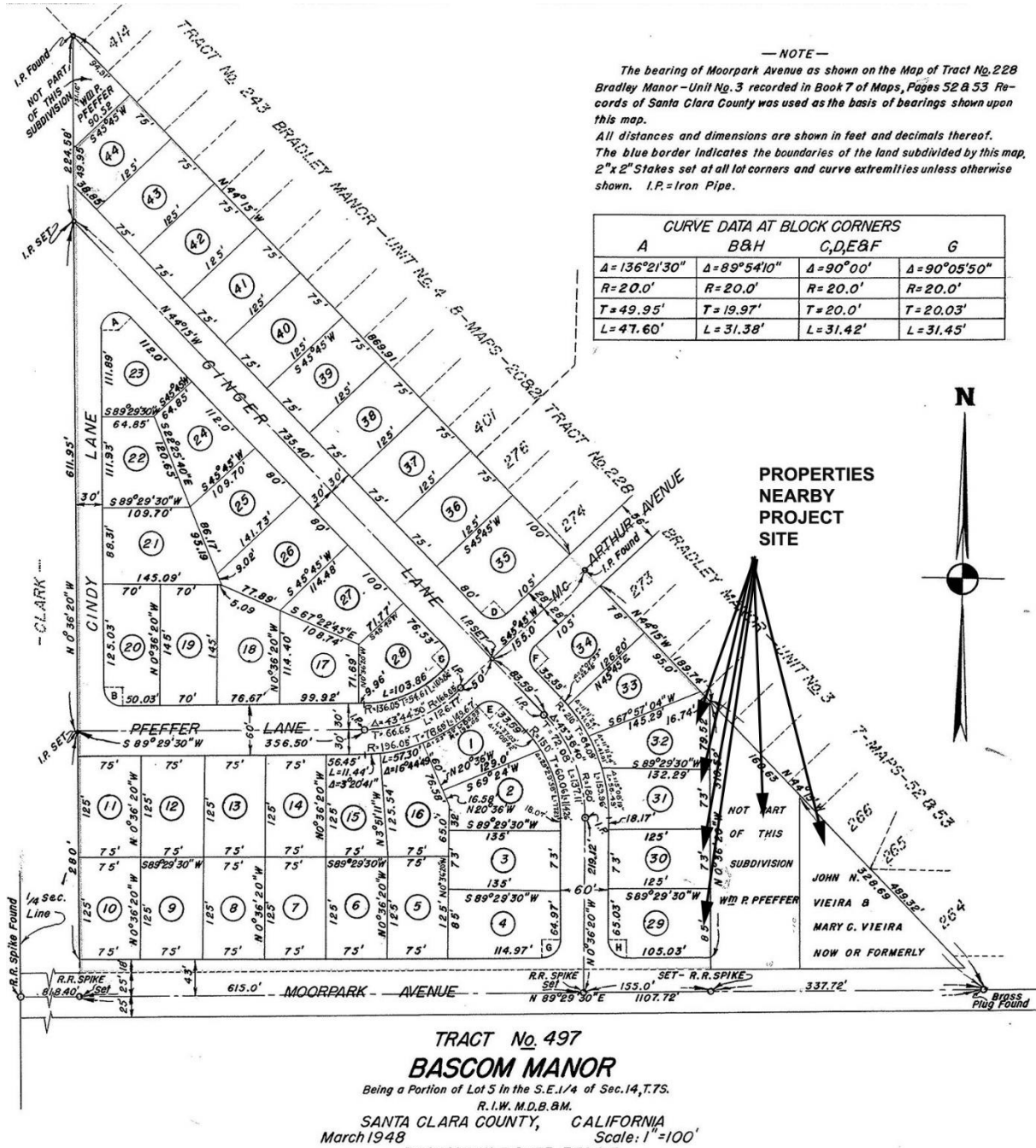


## Development of Nearby Properties

The proposed project is located on a block with approximately eighteen other buildings on ten parcels that are on the northerly side of Moorpark Avenue between Mac Arthur Avenue and Central Way. The subject property, as well as three other properties on the block to the northeast, are within the boundaries of the Bradley Manor subdivisions No. 2 and No. 3.

Central Way along the freeway right-of-way was once known as Pioneer Avenue, apparently in reference to E.L. Bradley's California pioneer origins. The short connector to Moorpark Avenue was once known as Bradley Avenue.

The properties to the west of the subject site were once a part of a fourteen-acre triangular property north of Moorpark Avenue that has been split over time, with the area along Mac Arthur Avenue being part of the Bascom Manor Tract No. 497, surveyed in 1948 for William and Anna Pfeffer (see subdivision map excerpt, next page). This area contains four properties fronting on Mac Arthur Avenue that was once known as Ginger Lane, as noted on the subdivision map.



The following discussion identifies the nearby properties, that are all under private ownership, and that exist on the block surrounding the subject property. All of them contain buildings that were constructed over 45 years ago, although one, 584 Mac Arthur Avenue, was relocated onto that property in the 1970s.

As a part of the investigation, the block was evaluated for significance based on patterns and events. The construction of I-280 was a substantial intrusion into the physical fabric

of the Bradley and Bascom Manor neighborhoods, and the remnant of those neighborhoods were found to no longer be cohesive.

Additionally, the multi-family property developments along Moorpark Avenue and Mac Arthur Avenue lack a direct relationship, relative to building type, to the underlying subdivision typology. They also are diverse in architectural style. It does not appear that the larger block could be considered a historic resource due to the pattern of development as it evolved in the 1940s-1960s.

The table below identifies these nearby properties, and the subsequent section beginning on the following page provides narrative summary information, a photo, and a preliminary historic significance statement for the individual properties based on architecture and personages.

	Building APN	Address	Property Type	Yr. Built
1	282-01-017	2260 Central Way	Single family residential	Ca. 1945
2	282-01-018	2256 Central Way	Single family residential	1947
3	282-01-019	2252 Central Way	Single family residential	1948
4	282-01-023	2369 Moorpark Ave.	Multi-family detached	Ca. early 1930s
5	282-01-024	2389 Moorpark Ave.	Multi-family buildings	1962
6	282-01-025	2391 Moorpark Ave.	Multi-family buildings	1954
7	282-01-026	598 Mac Arthur Ave.	Multi-family building	Ca. 1953
8	282-01-027	590 Mac Arthur Ave.	Multi-family building	Ca. 1953
9	282-01-028	586 Mac Arthur Ave.	Multi-family building	1951-1952
10	282-01-029	584 Mac Arthur Ave.	Duplex	1975 move-on

## 1. 2260 Central Way

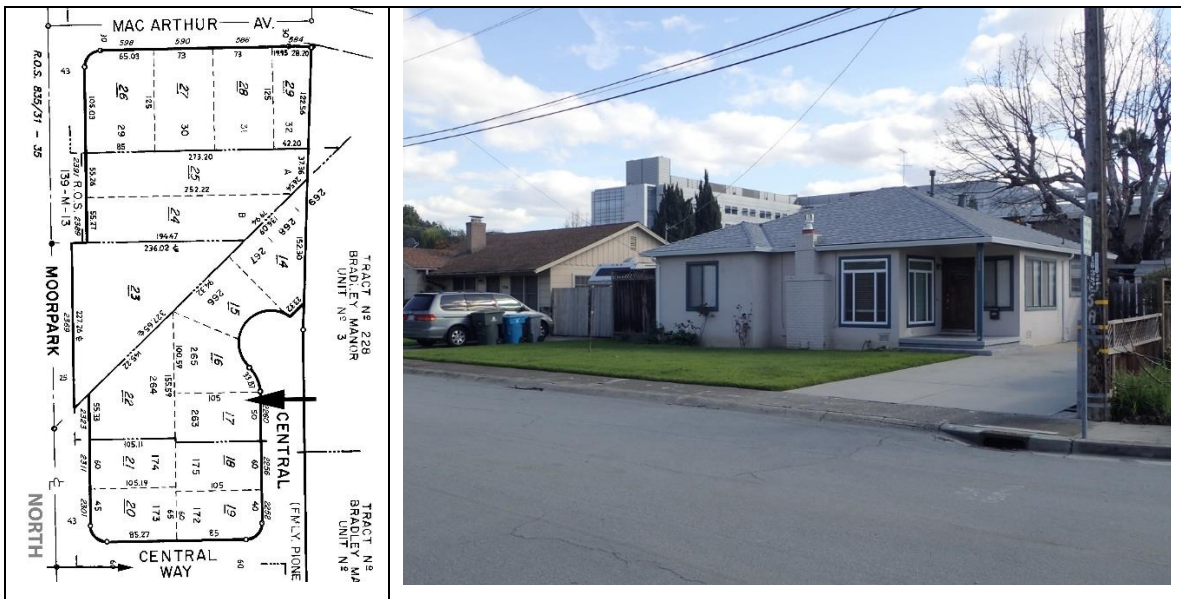
Assessor's Parcel Number 282-01-017

Date of Construction *Ca.* 1945. (from R.L. Polk City Directories)

This one-story single family residence is of Minimal Traditional Style and vernacular in construction. It is associated by 1947 with Fred and Evelyn Dowd, but by the late 1940s with Harry S. and Gladys B. Hawthorne. Leonard was an engineer at O'Conner Hospital.

The residence was expanded in the 1980s, but retains its basic shape and defining features from the street.

The property does not appear to be a historic resource for the purposes of CEQA due to its vernacular nature and lack of association with persons known to be of historic importance.



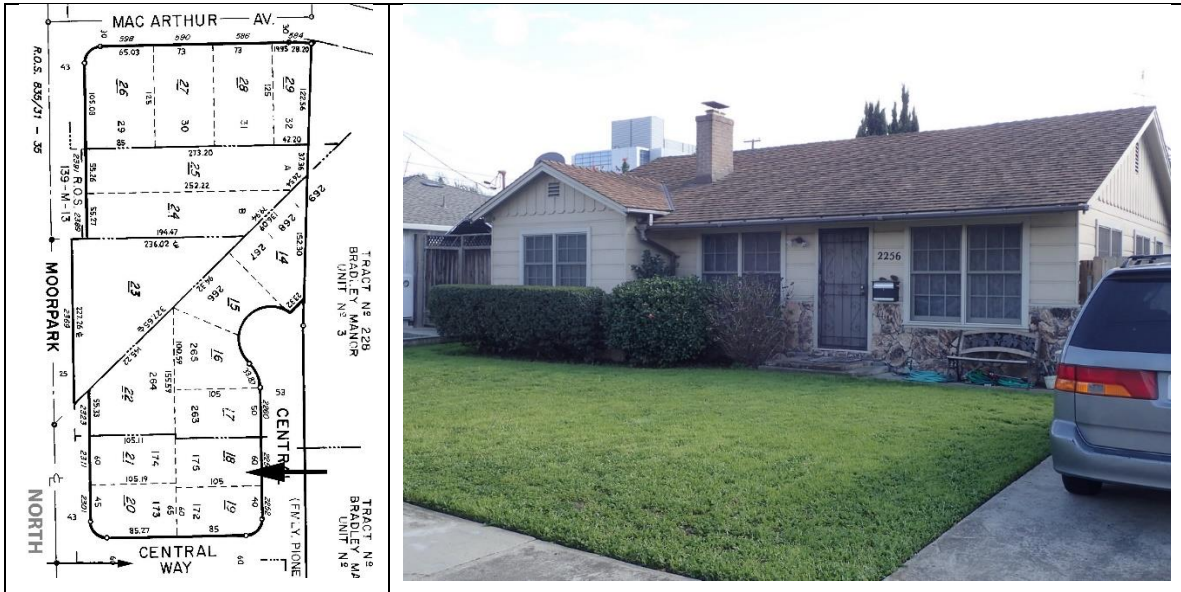
## 2. 2256 Central Way

Assessor's Parcel Number 282-01-018  
Date of Construction 1947 (from R.L. Polk City Directories)

This one-story single family residence is of Minimal Traditional Style with early Ranch-style influences and is vernacular in construction. It is associated in the late 1940s with Carmen Talco, but by the mid-1950s was owned by Harold and Shirley Chadsey. Harold owned Chadsey's Auto Upholstery in downtown San Jose.

The residence appears fairly original to its 1940s construction.

The property does not appear to be a historic resource for the purposes of CEQA due to its vernacular nature and lack of association with persons known to be of historic importance.



### 3. 2252 Central Way

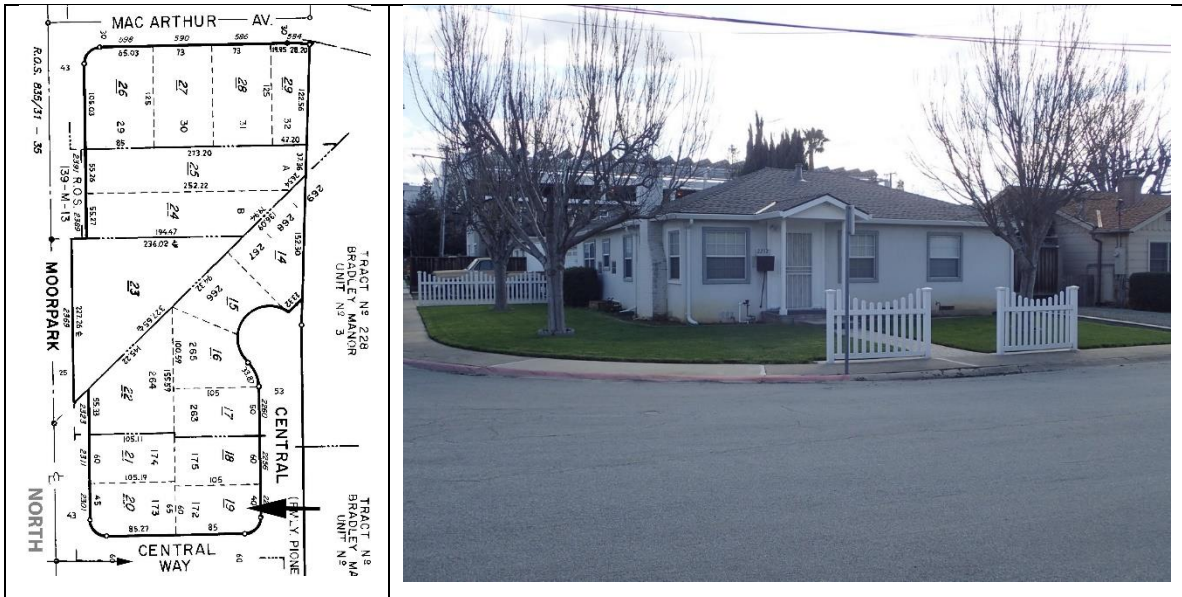
Assessor's Parcel Number 282-01-019

Date of Construction Early 1948 (from R.L. Polk City Directories/1948 Aerial)

This one-story single family residence is of Minimal Traditional Style and vernacular in construction. It is associated in the late 1940s with John and Juanita Hyer. The Hyers have no identified occupation in local R.L. Polk City Directories.

The residence appears fairly original to its 1940s construction.

The property does not appear to be a historic resource for the purposes of CEQA due to its vernacular nature and lack of association with persons known to be of historic importance.



#### 4. 2369 Moorpark Avenue

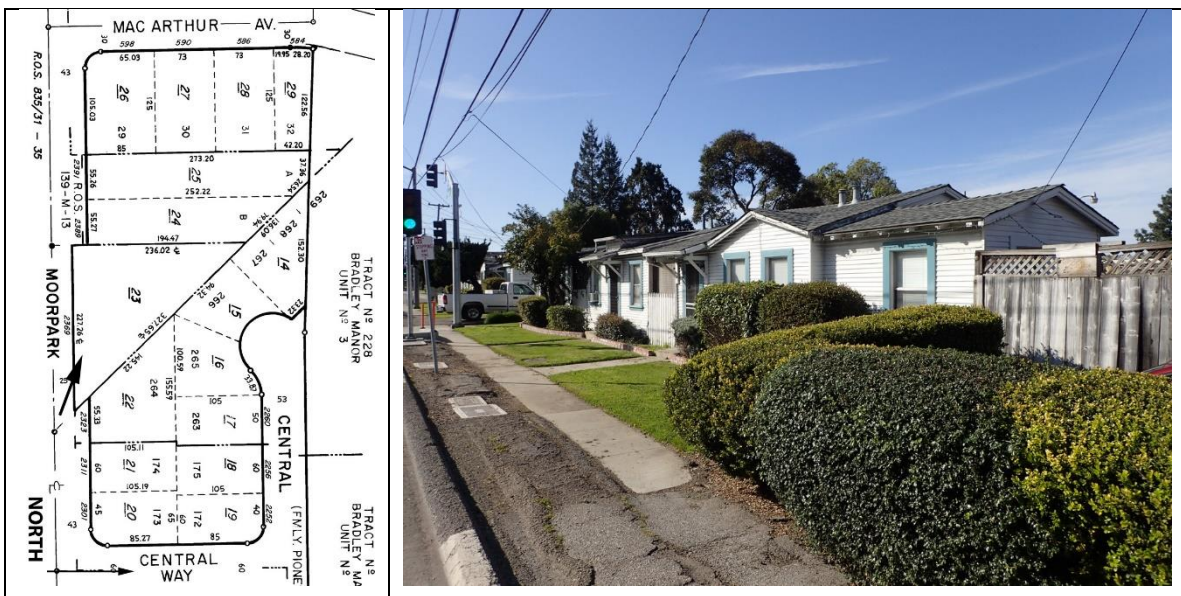
Assessor's Parcel Number    282-01-023  
Date of Construction            *Ca.* early 1930s

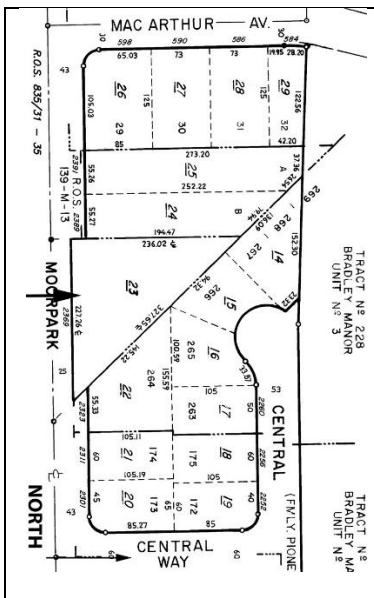
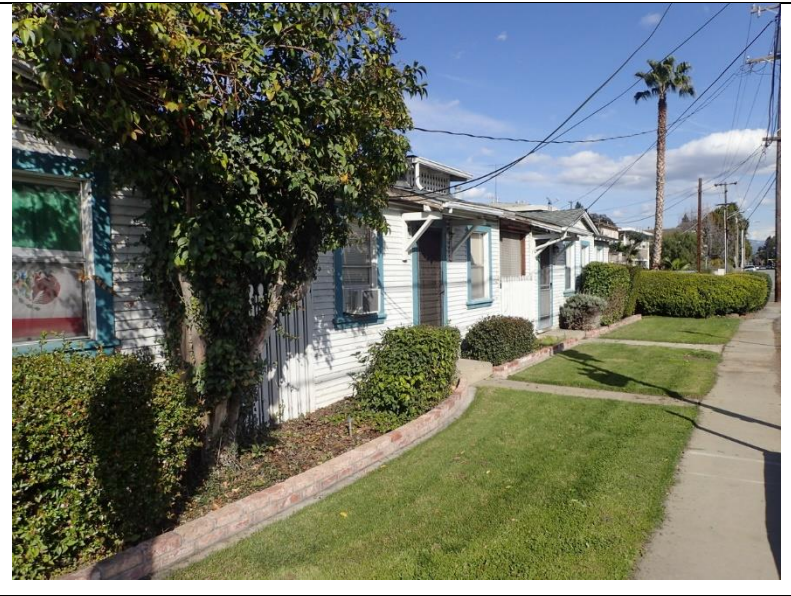
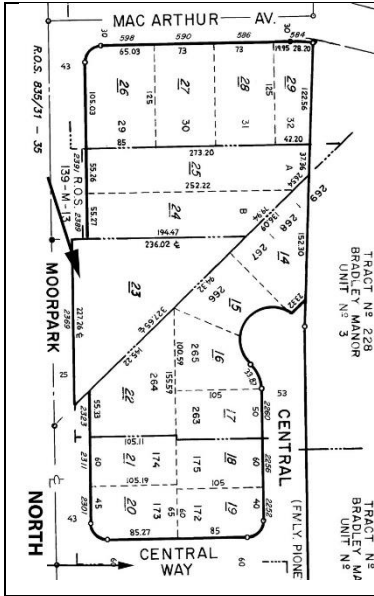
This grouping of around twelve cottages on the north side of Moorpark predates most of the development in the vicinity. Based on building materials and features, and historic aerials, it appears that they were constructed sometime in the early 1930s, and may have been associated with the County Hospital located across Moorpark Avenue to the south. The County Hospital (also called the County Infirmary) was opened in 1875. The buildings were destroyed in the 1906 Earthquake, and a new facility was completed in 1907. The hospital has been expanded over the years, and was renamed the Santa Clara Valley Medical Center in 1966 during a period of rapid growth.

Intensive-level research into the origin of these cottages is beyond the scope of this report. During the late-nineteenth and early-twentieth century, the large fourteen-acre triangular property in which this site is embedded was owned by Charles Frederick Wyman, an orchardist, who had immigrated from Nova Scotia. He died in 1917, and the property likely changed hands around the time of World War I. By mid-century the property was owned John and Mary Vieira who then sold it to Mrs. Lucy B. Reed (widow of Ernest Reed), who appears to have managed the complex at that time.

The buildings are vernacular in style, with some minor Craftsman detailing at the eaves. The siding is wood consisting of a teardrop profile, popular in the first decade of the twentieth century, but found in rural vernacular buildings into the 1930s.

This complex of buildings appears to be eligible for listing on the San Jose Historic Resources Inventory as Identified Structure(s) (IS) and warrants further research.







## 5. 2389 Moorpark Avenue

Assessor's Parcel Number 282-01-024

Date of Construction 1962

This one and two-story apartment complex appears to contain a three-unit or more two-story building and a rear detached single-family dwelling that is located along the rear property line. The buildings are vernacular, with some Ranch-style influence in the balcony rails. The property functions together with the apartment complex on a separate property to the west. Parking at the rear is accessed via a driveway to the east of the subject three-unit building.

The buildings are vernacular in design, and are stucco-clad with have gabled roofs and replacement window inserts. The building appears original to its *ca.* 1953 construction excepting the fenestration.

The property is not associated with any historic personages, as it has served as a rental property for transient occupants since constructed. The buildings are not a distinctive design for this period, and the property does not appear to be a historic resource for the purposes of CEQA.



## 6. 2391 Moorpark Avenue

Assessor's Parcel Number 282-01-025

Date of Construction 1954 (County permit #39837 /R.L. Polk City Directories)

This one and two-story apartment complex originally housed seven apartment units, and presently functions together with the apartment building on a separate property to the east. Parking at the rear is accessed via a driveway to the east of that adjacent apartment building.

The buildings are vernacular in design. The stucco-clad buildings have hipped roofs and replacement window inserts. The building appears original to its *ca.* 1953 construction excepting the fenestration.

The property was developed by William Pfeffer, who is not known to be a historic personage of significance, as it has served as a rental property for transient occupants since constructed. The buildings are not a distinctive design for this period, and the property does not appear to be a historic resource for the purposes of CEQA.



## 7. 598 Mac Arthur Avenue

Assessor's Parcel Number    282-01-026  
Date of Construction            *ca.* 1953 (R.L. Polk City Directories)

This two-story four-unit apartment building is Minimal Traditional in design with Ranch-style influences in the balcony railing detailing. It has a hipped roof, and the design is embellished with brick wainscot facings along the facades. Original steel casement windows are embedded in stucco walls. Enclosed garages are accessed off Moorpark Avenue. The building appears original to its *ca.* 1953 construction.

At the time of construction, the street was named Ginger Lane. The name was changed following the construction of I-280 when this portion of Ginger Lane was connected by Mac Arthur Avenue to the north of the freeway.

The property is not associated with any historic personages, as it has served as a rental property for transient occupants since constructed. The property is not a distinctive design for this period, and does not appear to be a historic resource for the purposes of CEQA.



## 8. 590 Mac Arthur Avenue

Assessor's Parcel Number    282-01-027  
Date of Construction         *ca.* 1953 (R.L. Polk City Directories)

This two-story four-unit apartment building is Minimal Traditional in design with Ranch-style influences in the balcony railing detailing. The design matches that of the apartment building to the south at 598 Mac Arthur Avenue. It has a hipped roof, and the design is embellished with brick facings at the front facade. Original steel casement windows are embedded in stucco walls. Carports are located to the rear. The building appears original to its *ca.* 1953 construction.

At the time of construction, the street was named Ginger Lane. The name was changed following the construction of I-280 when this portion of Ginger Lane was connected by Mac Arthur Avenue to the north of the freeway.

The property is not associated with any historic personages, as it has served as a rental property for transient occupants since constructed. The property is not a distinctive design for this period, and does not appear to be a historic resource for the purposes of CEQA.



## 9. 586 Mac Arthur Avenue

Assessor's Parcel Number 282-01-028

Date of Construction *ca.* 1951-1952 (R.L. Polk City Directories)

This one-story four-unit apartment building is Minimal Traditional in design. It has a hipped roof, and the design is embellished with brick wainscot facings at the front facade. Original steel casement windows are embedded in stucco walls. Enclosed double-car garages are attached to the units adjacent the street. The building appears original to its *ca.* 1951-1952 construction.

At the time of construction, the street was named Ginger Lane. The name was changed following the construction of I-280 when this portion of Ginger Lane was connected by Mac Arthur Avenue to the north of the freeway.

The property is not associated with any historic personages, as it has served as a rental property for transient occupants since constructed. The property is not a distinctive design for this period, and does not appear to be a historic resource for the purposes of CEQA.

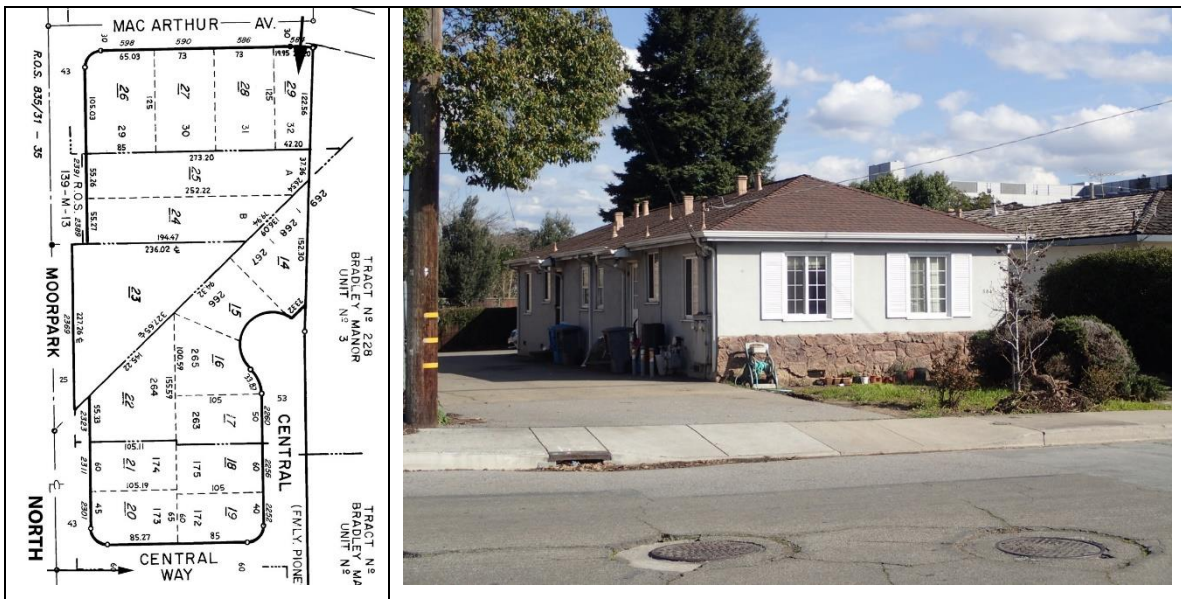


## 10. 584 Mac Arthur Avenue

Assessor's Parcel Number    282-01-029  
Date of Construction            *ca.* 1950s. Moved onto the site in 1975.

This one-story duplex is Minimal Traditional in design. It has a hipped roof, and the design is embellished with stone facings (likely contemporary) at the front facade. Fenestration is not original, and the window shutters at the front are also likely contemporary changes to the original design. Carports are located to the rear. The building appears fairly original to its *ca.* 1950s construction.

The property is not associated with any historic personages, as it has served as a rental property for transient occupants since established on the site in 1975. The property is not a distinctive design for this period, and does not appear to be a historic resource for the purposes of CEQA.



## Regulatory Context

### California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires regulatory compliance in regard to projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources — a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

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

Properties of local significance that have been designated under a local preservation ordinance (e.g., local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

## City of San José Policies and Historic Preservation Ordinance

Policies and regulations in the City's General Plan and the Historic Preservation Ordinance have been adopted for the purpose of avoiding or mitigating cultural resource impacts resulting from planned development. The project may be subject to the following cultural resources policies and regulations:

### Historic Preservation Ordinance

Under the City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation is promoted in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the city's general plan; increase cultural, economic and aesthetic benefits to the city and its residents; preserve, continue and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures.

The landmark designation process itself requires that findings be made that proposed landmarks have special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that designation as a landmark conforms to the goals and polices of the General Plan. The following factors can be considered to make those findings among other relevant factors:

1. Its character, interest or value as a 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;



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

Historic resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on an historic resource if it would “cause a substantial adverse change in the significance” of that resource. Specifically, “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

## Qualifications

Archives & Architecture, LLC is a partnership of Leslie A.G. Dill, Historic Architect, Franklin Maggi, Architectural Historian, and Charlene Duval, Public Historian. The partners of the firm are qualified historical consultants. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, and has been constituted in its current form since 2003.

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Franklin Maggi is listed as qualified to do this work within the California Historical Resources Information System (CHRIS), which is operated under authority of the California State Office of Historic Preservation.

Franklin Maggi meets the Secretary of the Interior’s qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

## Attachments

DPR523 series forms for 2301, 2311, and 2323 Moorpark Ave.

Evaluation Rating Sheets (tally) for 2301, 2311, and 2323 Moorpark Ave.

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 6 \*Resource Name or #: (Assigned by recorder) 2301 Moorpark Avenue

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted \*a. County Santa Clara  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad San Jose West Date T.7S.; R.1W.; Mount Diablo B.M.  
c. Address 2301 Moorpark Ave. City San Jose Zip 95128  
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594455mE/ 4130503mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Assessor's Parcel Number: 282-01-020,  
Northwest corner of Moorpark Avenue and Central Way.

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

This 1950s Modern-style two-story apartment building is located in a mixed residential area of single and multi-family properties across from Santa Clara Valley Medical Center in unincorporated Santa Clara County. The building style and features represent a fairly typical 1950s vocabulary of streamline elements in a mostly horizontal composition. The mixed-use neighborhood has similar apartment buildings along Moorpark Avenue, and single-family houses to the rear and across Central Way to the east. Other than a cluster of cottages at mid-block to the west, all of properties were built from the late 1940s to early 1960s. This apartment building is composed of a two-story building of four residential apartments, and a one-story garage building accessed off Central Way.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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



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

Viewed facing northwest,  
February 2017

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

Ca. 1953, city directories,  
around 64 years old.

\*P7. Owner and Address:

Pamela LaBarbera Trust  
6231 Calle Bonita  
San Jose, CA 95128

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

Franklin Maggi  
Archives & Architecture LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: Aug. 29, 2017

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture, LLC: Historic Report for 2301-2323 Moorpark Avenue, San Jose, 2017.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)

Page 2 of 6 \*Resource Name or # (Assigned by recorder) 2301 Moorpark Avenue

\*Recorded by Franklin Maggi \*Date 8/29/2017  Continuation  Update

(Continued from previous page)

The on-site landscaping includes a lush setting of drought-tolerant shrubs and trees along both street frontages, and a small rear yard.

The two-story building is rectangular in shape and has access stairs to the upper units at the east and west facades. These entries are recessed into the building volume, and framed with large two-story wood mesh screens that round out the rectangular shape. Crowning the volume mass is a projecting flat roof with deep eaves and angled fascia boards. The eaves give the building its horizontal character, which is reinforced by horizontal wood cladding at the second level. The boards are carried into the soffits above. The first-floor level is clad in stucco.

The windows consist of contemporary vinyl retrofit sliders, siting on what are probably original wood sills.

The garage structure is a simple flat roofed building with modern replacement roll-up doors. The apartment complex appears to be in excellent condition.



Front elevation at Moorpark Avenue and interior side elevation, viewed facing northeast.  
Additional photo of garage on page 6.

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
 HRI #

Page 3 of 6

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) 2301 Moorpark Avenue

B1. Historic Name: 2301 Moorpark Avenue

B2. Common Name: None

B3. Original use: Four-unit apartment building B4. Present Use: Four-unit apartment building

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Constructed circa 1953.

\*B7. Moved?  No  Yes  Unknown Date: N/a Original Location: N/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture and Shelter Area Willow Glen  
 Period of Significance Property Type Residential Applicable Criteria None

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

The four-unit residential apartment building at 2301 Moorpark Avenue in unincorporated Santa Clara County was constructed around 1953, first appearing in local directories in 1954 with four separate addresses; 2301, 2303, 2305, and 2307 Moorpark Ave., with unit 2307 and then 2305 occupied by owner Roy Tait and his wife Alta. Its creation pre-dated the construction of Interstate 280 (Sinclair Freeway) which split the then recently constructed Bradley Manor subdivision. Bradley Manor had populated most of the Bradley Ranch lands west of San Jose-Los Gatos Road (now known as Bascom Avenue) during the late 1940s following the end of World War II, expanding the Burbank suburb of San Jose to the west.

Bradley Ranch is associated with E.L. Bradley, who came to California in 1850 and settled in Santa Clara Valley in 1873 when he purchased 220 acres west of San Jose and established a grain and livestock ranch as well as planting 60 acres in fruit, of which 30 were in prunes. These trees came into bearing in 1881, and their success proved to farmers in the area that prunes could grow locally without irrigation. Although he died in 1880, his daughter Lenora, who married E. C. Flagg, continued to own and manage the ranch well into the twentieth century.

(Continued on next page)

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

\*B12. References:

- Arbuckle, C. *Santa Clara County Ranchos*, 1968.
- Cnty of Santa Clara, Building Permits records.
- Cnty of Santa Clara, Official Records (maps/deeds).
- Jacobson, Yvonne. *Passing Farms, Enduring Values*, 1984
- R.L. Polk & Co. *San Jose City Directory* 1953-1978.
- USGS Aerials and maps.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: August 29, 2017

(This space reserved for official comments.)



*(Continued from previous page)*

The Bradley Ranch was located at the southwest edge of the *Rancho Los Coches* just north of the County Infirmary. The diagonal property line along the southwest side of the subject property is a remnant of that early rancho-era property configuration. The actual alignment along the ranch at Moorpark Avenue was finalized in a lot line adjustment between Lenoa Flagg and C.F. Wyman in early 1889 (Misc. records Q:543).

During the early part of the twentieth century, much of this ranch, including the west one hundred acres was owned by E.L. Bradley daughters Anna and Leonora. At the time of the creation of Tract No. 205 (Bradley Manor Unit No. 2) that contains the subject property, in 1945, the property was owned by Anna B. Clayton and Enid Flagg Shaupp. The Jas. A. Clayton & Co. was the subdivider. The subject property is Lot 254 of that subdivision.

A review of R.L. Polk City Directories for the years after construction of the apartment building around 1953 includes the owners Roy and Alta Grace Tait and a mix of transient occupants with various occupations. Roy Tait had arrived with his wife from Canada around 1951, and made their way from Seattle to California where Roy had relatives. Roy was a salesman, and likely he acquired the property as a turn-key investment planning to manage the building onsite as a family residence and rental. Roy died in 1964, and Alta Grace remained living at the property until the mid-1970s. It was subsequently purchased by Ronald Russell.



1948 USGS aerial prior to development of the site.

(Continued from previous page)

Integrity and character-defining features:

The apartment building at 2301 Moorpark Ave. appears to maintain most of its historical integrity as per the National Register's seven aspects of integrity. The complex maintains its original location in the mid-century mixed-use neighborhood south of I-280 in unincorporated San José. The site continues to be surrounded by most of its historic residential setting, including surrounding apartment complexes and single-family residences. The building retains its mid-twentieth-century multi-family residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with minor patterns of residential development during the post-World War II period of urban expansion in greater San José. The exterior of the building retains its integrity with the Modern style, including its site layout and landscaping, stucco walls and wood, long, low horizontal shape, and wood mesh screenings. The original character-defining materials have been preserved.

EVALUATION

Apartment complexes such as that at 2301 Moorpark Ave. appeared throughout the new urbanized areas of San Jose during the 1950s and 1960s to meet the intense demand for housing as the area grew exponentially. Although much of this new development occurred in the older downtown areas as infill development, clusters of similar two-story complexes were built in suburban areas along major thoroughfares such as Moorpark Avenue.

Housing complexes such as this, which were built during San Jose's period of *Industrialization and Urban Expansion* after World War II, are now over a half-century old. The rapid manner in which many of these developments occurred in the 1950s can often be evident in the simple modern designs of some of these buildings. Many local and regional architects in this period of Modern residential design exploited simple forms in their buildings as a means of re-focusing their craft on the functions of residential space and the values inherent in common materials. These Modern designs, although sometimes not easily distinguishable from other vernacular buildings of the period, can be recognized by their inherent design quality and ability to create a sense of residential value. The building at 2301 has some thoughtful design characteristics, including a horizontal "Prairie-style" feeling that is embellished with a dominant wood mesh screen at both the east and west facades. Intended to address the intense demand for housing at mid-century and the perceived transient occupancy needs of those who had just arrived in San Jose, they are widespread in the area, and reflect only minor patterns of development within the City of San Jose.

It is not clear, without conducting title search, who the original developers of the complex are. Early directories list Roy Wilber Tait and his wife Alta Grace as owners/occupants, who owned the property at least 20 years until the widow Alta Grace moved elsewhere in San Jose.

2323 Moorpark Ave. reflects minor patterns of development during greater San Jose's period of *Industrialization and Urban Expansion*, and does not embody them in a distinctive enough way for the property to be considered a significant historic resource. The creation of this apartment complex is not associated with persons who have any known local significance to contemporary society. The design of the building itself lacks distinction within the field of architecture and building construction associated with this mid-century era. The property would therefore not qualify as a historic resource under any of the applicable criteria of the California Register (1), (2), or (3). When evaluated within the City of San Jose Evaluation Rating system, the property scores 24.0 points, indicating it is not eligible for listing on the Historic Resources Inventory, and therefore does not meet the minimum qualifications for consideration as a City Landmark.



Garage structure at Central Way, viewed facing southwest.

# HISTORIC EVALUATION SHEET

**Historic Resource Name:** 2301 Moorpark Avenue

**A. VISUAL QUALITY / DESIGN**

**Justification**

		E	VG	G	FP
1. EXTERIOR	Identifiable visual value			X	
2. STYLE	Modern			X	
3. DESIGNER	Unknown			X	
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	Garage			X	

**B. HISTORY / ASSOCIATION**

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	None associated				X
9. AGE	Ca. 1953				X

**C. ENVIRONMENTAL / CONTEXT**

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	Neighborhood only			X	

**D. INTEGRITY**

		E	VG	G	FP
13. CONDITION	Excellent condition	X			
14. EXTERIOR ALTERATIONS	None noted	X			
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Not moved	X			

**E. REVERSIBILITY**

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	X			


**REVIEWED BY:** Franklin Maggi

**DATE:** 08/29/17



## EVALUATION TALLY SHEET

**Historic Resource Name:** 2301 Moorpark Avenue

<u>A. VISUAL QUALITY / DESIGN</u>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	<b>Value</b>	<b>Value</b>	<b>Sub- total</b>	<b>Cumulative sub-total</b>
1. EXTERIOR	16	12	6	0	6			
2. STYLE	10	8	4	0	4			
3. DESIGNER	6	4	2	0	2			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	3		15	
<b><u>B. HISTORY / ASSOCIATION</u></b>								
	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	<b>Value</b>			
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	0		0	
<b><u>C. ENVIRONMENTAL / CONTEXT</u></b>								
	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	<b>Value</b>			
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	4		6	21
<i>(SUM OF A+C) =</i>					21			
<b><u>D. INTEGRITY</u></b>								
	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	<b>Value</b>	<b>Value</b>	<b>Value</b>	<b>Value</b>
13. CONDITION	.00	.03	.05	.10	0	x	21	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	21	0.0
	.00	.03	.05	.10	0	x	0	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	21	0.0
	.00	.10	.20	.40	0	x	0	0.0
16. SITE	.00	.10	.20	.40	0	x	0	0.0
							0.0	
<b>ADJUSTED SUB-TOTAL:</b> (Preliminary total minus Integrity Deductions)								21
<b><u>E. REVERSIBILITY</u></b>								
	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	<b>Value</b>			
17. EXTERIOR	3	3	2	2	3			24
<b>EVALUATION TOTAL:</b> (Adjusted subtotal)								24.00

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 5 \*Resource Name or #: (Assigned by recorder) 2311 Moorpark Avenue

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted \*a. County Santa Clara  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date T.7S.; R.1W.; Mount Diablo B.M.

c. Address 2311 Moorpark Ave. City San Jose Zip 95128

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594455mE/ 4130503mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 282-01-021,

North side of Moorpark Avenue between MacArthur Avenue and Central Way.

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

This late-1940s vernacular two-story apartment building is located in a mixed residential area of single and multi-family properties across from Santa Clara Valley Medical Center in unincorporated Santa Clara County. The building style and features represent a common contractor-design often referred to as a "stucco box" apartment building. The mixed-use neighborhood has similar but more stylistic apartment buildings along Moorpark Avenue, and single-family houses to the rear, as well as a large complex of early-1930s small cottages at mid-block to the west. Other than the cottages, all of properties were built from the late 1940s to early 1960s. This apartment building is composed of a two-story building of four residential units, and a detached open-carport structure at the rear.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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



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

Viewed facing northeast, February 2017

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

Ca. 1948, city directories & USGS aerial, 69 years old.

\*P7. Owner and Address:

Ann Forneri Trust  
10583 Glenview Ave.  
Cupertino, CA 95014

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

Franklin Maggi  
Archives & Architecture LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: Aug. 29, 2017

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture, LLC: Historic Report for 2301-2323 Moorpark Avenue, San Jose, 2017.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)

\*Recorded by Franklin Maggi

\*Date 8/29/2017

Continuation  Update

(Continued from previous page)

The on-site landscaping is minimal and includes some shrubbery at the building and rock groundcover in the front setback. Other shrubbery is located around the site around an asphalt driveway that leads to the carports at the rear.

The two-story building has internal access stairs to the upper units along the side elevation adjacent the driveway. This entry is protected by an attached hipped porch roof. The porch itself is open and framed by two 4x4 wood posts. The concrete steps are flanked by open wood balustrades with cross-members and step rails.

The building is clad in stucco, and fenestration consists of contemporary vinyl inserts of double-hung windows.

The carport structure is a simple open structure with a cross-gabled roof clad with asphalt shingles.

The apartment complex appears to be in moderate to good condition.



East side elevation at property line, viewed facing northwest.

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
 HRI #

Page 3 of 5

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) 2311 Moorpark Avenue

B1. Historic Name: 2311 Moorpark Avenue

B2. Common Name: None

B3. Original use: Four-unit apartment building B4. Present Use: Four-unit apartment building

\*B5. Architectural Style: No style

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Constructed circa 1948.

\*B7. Moved?  No  Yes  Unknown Date: N/a Original Location: N/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture and Shelter Area Willow Glen  
 Period of Significance Property Type Residential Applicable Criteria None

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

The four-unit residential apartment building at 2323 Moorpark Avenue in unincorporated Santa Clara County was constructed around 1948, first appearing in local directories a few years later, but identified as existing in a 1948 USGS aerial as under construction. It was the first multi-family property developed along this portion of Moorpark Avenue across from the County Hospital, and pre-dated the construction of Interstate 280 (Sinclair Freeway) which split the then recently constructed Bradley Manor subdivision. Bradley Manor had populated most of the Bradley Ranch lands west of San Jose-Los Gatos Road (now known as Bascom Avenue) during the late 1940s following the end of World War II, expanding the Burbank suburb of San Jose to the west.

Bradley Ranch is associated with E.L. Bradley, who came to California in 1850 and settled in Santa Clara Valley in 1873 when he purchased 220 acres west of San Jose and established a grain and livestock ranch as well as planting 60 acres in fruit, of which 30 were in prunes. These trees came into bearing in 1881, and their success proved to farmers in the area that prunes could grow locally without irrigation. Although he died in 1880, his daughter Lenora, who married E. C. Flagg, continued to own and manage the ranch well into the twentieth century.

(Continued on next page)

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

\*B12. References:

- Arbuckle, C. *Santa Clara County Ranchos*, 1968.
- Cnty of Santa Clara, Building Permits records.
- Cnty of Santa Clara, Official Records (maps/deeds).
- Jacobson, Yvonne. *Passing Farms, Enduring Values*, 1984
- R.L. Polk & Co. *San Jose City Directory* 1954-1978.
- USGS Aerials and maps.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: August 29, 2017

(This space reserved for official comments.)



Page 4 of 5 \*Resource Name or # (Assigned by recorder) 2311 Moorpark Avenue

\*Recorded by Franklin Maggi \*Date 8/29/2017  Continuation  Update

*(Continued from previous page)*

The Bradley Ranch was located at the southwest edge of the *Rancho Los Coches* just north of the County Infirmary. The diagonal property line along the southwest side of the subject property is a remnant of that early rancho-era property configuration. The actual alignment along the ranch at Moorpark Avenue was finalized in a lot line adjustment between Lenoa Flagg and C.F. Wyman in early 1889 (Misc. records Q:543).

During the early part of the twentieth century, much of this ranch, including the west one hundred acres was owned by E.L. Bradley daughters Anna and Leonora. At the time of the creation of Tract No. 205 (Bradley Manor Unit No. 2) that contains the subject property, the property was owned by Anna B. Clayton and Enid Flagg Shaupp. The Jas. A. Clayton & Co. was the subdivider. The subject property is Lot 254 of that subdivision.

A review of R.L. Polk City Directories for the years after construction is a mix of transient occupants with various occupations.



1948 USGS with the apartment building appearing to be under construction.

(Continued on next page)

Page 5 of 5 \*Resource Name or # (Assigned by recorder) 2311 Moorpark Avenue

\*Recorded by Franklin Maggi \*Date 8/29/2017  Continuation  Update

(Continued from previous page)

Integrity and character-defining features:

The apartment building at 2311 Moorpark Ave. maintain most of its historical integrity as per the National Register's seven aspects of integrity. The complex maintains its original location in the mid-century mixed-use neighborhood south of I-280 in unincorporated San José. The site continues to be surrounded by most of its historic residential setting, including surrounding apartment complexes and single-family residences. The building retains its mid-twentieth-century multi-family residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with minor patterns of residential development during the post-World War II period of urban expansion in greater San José. The exterior of the building retains its integrity although vernacular in style, including its site layout and landscaping, stucco walls and porch area. The original character-defining materials have been preserved.

EVALUATION

Apartment complexes such as that at 2311 Moorpark Ave. appeared throughout the new urbanized areas of San Jose during the 1940s to 1960s to meet the intense demand for housing as the area grew exponentially. Although much of this new development occurred in the older downtown areas as infill development, clusters of similar two-story complexes were built in suburban areas along major thoroughfares such as Moorpark Avenue.

Housing complexes such as this, which were built during San Jose's period of *Industrialization and Urban Expansion* after World War II, are now over a half-century old. The rapid manner in which many of these developments occurred in the 1940s and 1950s can often be evident in the simple vernacular designs of some of these buildings. Many local and regional architects in this period of Modern residential design exploited simple forms in their buildings as a means of re-focusing their craft on the functions of residential space and the values inherent in common materials. These Modern designs, although sometimes not easily distinguishable from other vernacular buildings of the period, can be recognized by their inherent design quality and ability to create a sense of residential value. Many of the other contractor-designed complexes, such as 2311 Moorpark Ave. lack attention to layout, although characterized by simple modern forms. They are minimal boxes. Many are lacking residential amenities common to both historic and current high-density developments, and are suffering from neglect in no small part because their materials are nearing the end of their life expectancies (or, in many cases, have exceeded them). Intended to address the intense demand for housing at mid-century and the perceived transient occupancy needs of those who had just arrived in San Jose, they are widespread in the area, and reflect only minor patterns of development within the City of San Jose.

It is not clear, without conducting title search, who the original developers of the complex are. Early directories only show transient renters at this address.

2311 Moorpark Ave. reflects minor patterns of development during greater San Jose's period of *Industrialization and Urban Expansion*, and does not embody them in a distinctive enough way for the property to be considered a significant historic resource. The creation of this apartment complex is not known to be associated with persons who have any known local significance to contemporary society. The design of the building itself lacks distinction within the field of architecture and building construction. The property would therefore not qualify as a historic resource under any of the applicable criteria of the California Register (1), (2), or (3). When evaluated within the City of San Jose Evaluation Rating system, the property scores 9.0 points, indicating it is not eligible for listing on the Historic Resources Inventory, and therefore does not meet the minimum qualifications for consideration as a City Landmark.

# HISTORIC EVALUATION SHEET

**Historic Resource Name:** 2311 Moorpark Avenue

**A. VISUAL QUALITY / DESIGN**

**Justification**

		E	VG	G	FP
1. EXTERIOR	Identifiable visual value				X
2. STYLE	No style				X
3. DESIGNER	Unknown				X
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	None				X

**B. HISTORY / ASSOCIATION**

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				X
7. EVENT	None associated				X
8. PATTERNS	None associated				X
9. AGE	Ca. 1947				X

**C. ENVIRONMENTAL / CONTEXT**

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	Neighborhood only			X	

**D. INTEGRITY**

		E	VG	G	FP
13. CONDITION	Minor surface wear	X			
14. EXTERIOR ALTERATIONS	None noted	X			
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Not moved	X			

**E. REVERSIBILITY**

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	X			


**REVIEWED BY:** Franklin Maggi

**DATE:** 08/29/17

## EVALUATION TALLY SHEET

**Historic Resource Name:** 2311 Moorpark Avenue

	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	<b>Value</b>	<b>Value</b>	<b>Sub-total</b>	<b>Cumulative sub-total</b>	
<b><u>A. VISUAL QUALITY / DESIGN</u></b>									
1. EXTERIOR	16	12	6	0	0				
2. STYLE	10	8	4	0	0				
3. DESIGNER	6	4	2	0	0				
4. CONSTRUCTION	10	8	4	0	0				
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		0		
<b><u>B. HISTORY / ASSOCIATION</u></b>									
6. PERSON / ORGANIZATION	20	15	7	0	0				
7. EVENT	20	15	7	0	0				
8. PATTERNS	12	9	5	0	0				
9. AGE	8	6	3	0	0		0		
<b><u>C. ENVIRONMENTAL / CONTEXT</u></b>									
10. CONTINUITY	8	6	3	0	0				
11. SETTING	6	4	2	0	2				
12. FAMILIARITY	10	8	4	0	4		6	6	
	<i>(SUM OF A+C) =</i>				6				
<b><u>D. INTEGRITY</u></b>									
13. CONDITION	.00	.03	.05	.10	0	x 6	0.0		
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x 6	0.0		
	.00	.03	.05	.10	0	x 0	0.0		
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x 6	0.0		
	.00	.10	.20	.40	0	x 0	0.0		
16. SITE	.00	.10	.20	.40	0	x 0	0.0		
							0.0		
	<b>ADJUSTED SUB-TOTAL:</b>				<i>(Preliminary total minus Integrity Deductions)</i>			6	
<b><u>E. REVERSIBILITY</u></b>									
17. EXTERIOR	3	3	2	2	3			9	
<b>EVALUATION TOTAL:</b>							<i>(Adjusted subtotal)</i>		9.00



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 7

\*Resource Name or #: (Assigned by recorder) 2323 Moorpark Avenue

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted \*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date T ; R ; Mount Diablo B.M.

c. Address 2323 Moorpark Ave. City San Jose Zip 95128

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 594410mE/ 4130504mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 282-01-022,

north side of Moorpark Avenue between Mac Arthur Avenue and Central Way.

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

This 1950s Modern-style two-story apartment building is located in a mixed residential area of single and multi-family properties across from Santa Clara Valley Medical Center in unincorporated Santa Clara County. The building style and features represent a fairly typical 1950s vocabulary of streamline elements in a mostly horizontal composition. The mixed-use neighborhood has similar apartment buildings along Moorpark Avenue, and single-family houses to the rear, as well as a large complex of early-1930s small cottages to the immediate west. Other than the cottages, all of properties were built from the late 1940s to early 1960s. This apartment building is composed of a two-story deep building of residential units, and an L across the back of the property that contains carports and an owners' unit.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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



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

Viewed facing north,  
February 2017

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1956-1957, city directories,  
60 years old.

\*P7. Owner and Address:

Hammond Property Holdings, LLC  
1128 Terracina Dr.  
El Dorado Hills Ca 95762

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

Franklin Maggi  
Archives & Architecture LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: March 3, 2017

\*P10. Survey Type: (Describe)  
Intensive

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

Archives & Architecture, LLC: Historic Report for 2323 Moorpark Avenue, San Jose, 2017.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)

Page 2 of 7 \*Resource Name or # (Assigned by recorder) 2323 Moorpark Avenue

\*Recorded by Franklin Maggi \*Date 3/3/2017  Continuation  Update

(Continued from previous page)

The on-site landscaping includes lawn at the front of the units, and shrubbery and trees at the front setback. Other shrubbery is located around the site around an asphalt driveway that leads to the carports. Wood fences enclose the property at the sides and rear.

The two-story building has access stairs to the upper story at the front façade, shielded with a composition of a vertical brick-faced volume that blends into brick wainscot on the building and low brick planters. The stair side railing and balcony balustrade is clad in solid lap siding, giving the building a horizontal feeling that is reflected in the large cantilevered horizontal eaves. The fascias of this roof eave is sloped to emphasize the streamline character of the building.

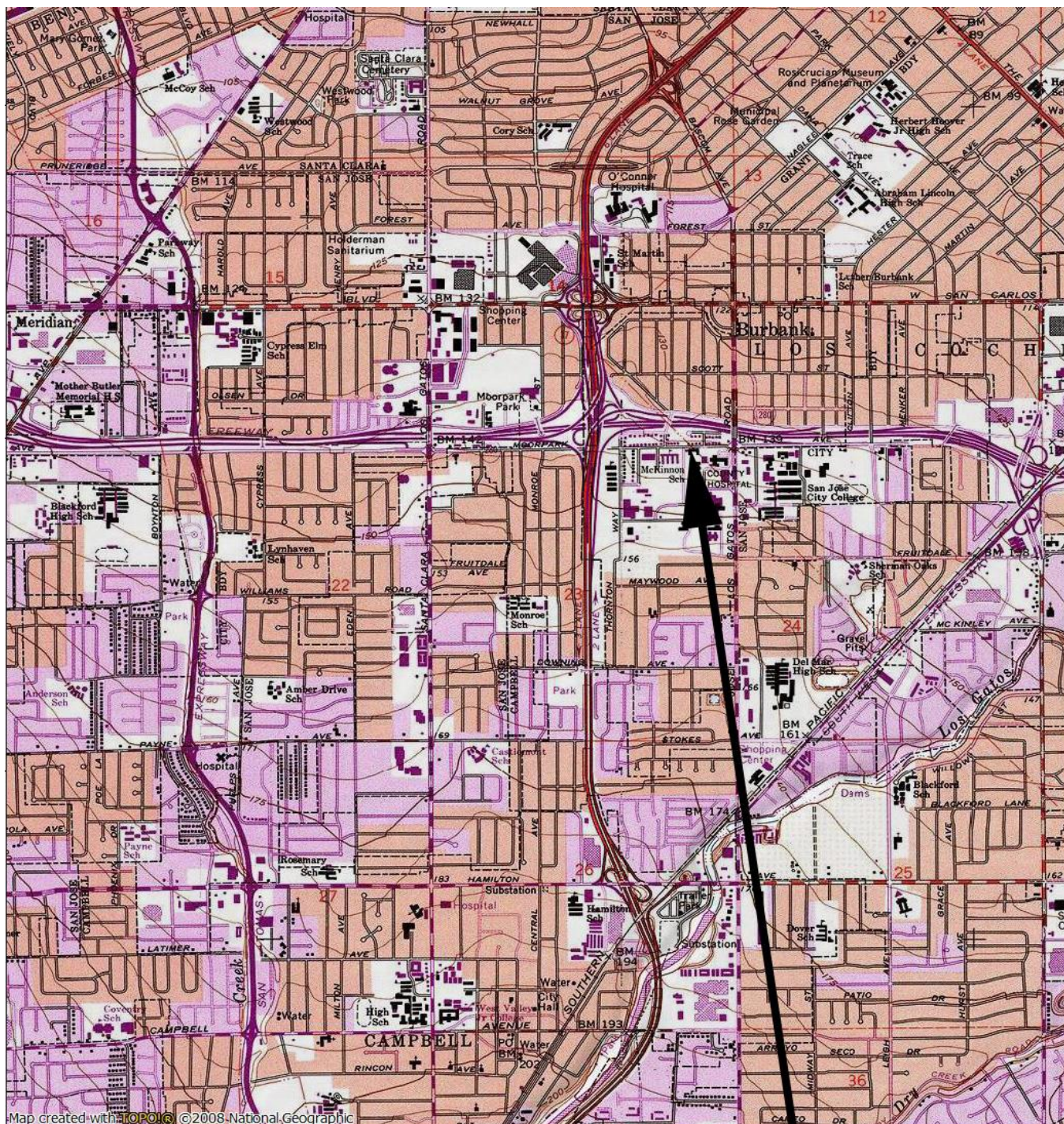
The windows consist of aluminum-frame casements and sliders that are set into the stucco without trim. Some, are tripartite casements with a fixed center pane and two flanking small fixed header windows.

The carports have flat roofs and a post and beam structure. They merge into a small one-story ancillary structure with stucco cladding and replacement multi-lite windows that appears to serve as an owners' unit.

The apartment complex appears to be in very good condition.



Front façade and carport to the rear, viewed facing north. Additional photos on page 7.



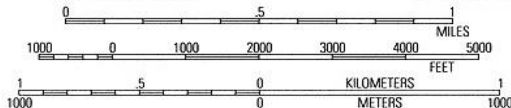
Map created with TOPOIG ©2008 National Geographic

121°58.000' W

121°57.000' W

121°56.000' W

WGS84 121°55.000' W



**SITE**

TN MN

13 1/2

02/28/17

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
 HRI #

Page 4 of 7

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) 2323 Moorpark Avenue

B1. Historic Name: 2323 Moorpark Avenue

B2. Common Name: 2323 Moorpark Avenue

B3. Original use: Seven-unit apartment building B4. Present Use: Seven-unit apartment building

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Constructed 1956-1957 (first identified occupants in 1957).

\*B7. Moved?  No  Yes  Unknown Date: N/a Original Location: N/a

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture and Shelter Area Willow Glen  
 Period of Significance Property Type Residential Applicable Criteria None

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

The seven-unit residential apartment building at 2323 Moorpark Avenue in unincorporated Santa Clara County was constructed 1956-1957, first appearing in local directories in 1957 when fully occupied by renters. It was one of the last residential properties developed along this portion of Moorpark Avenue across from the County Hospital, and pre-dated the construction of Interstate 280 (Sinclair Freeway) which split the then recently constructed Bradley Manor subdivision. Bradley Manor had populated most of the Bradley Ranch lands west of San Jose-Los Gatos Road (now known as Bascom Avenue) during the late 1940s following the end of World War II, expanding the Burbank suburb of San Jose to the west.

Bradley Ranch is associated with E.L. Bradley, who came to California in 1850 and settled in Santa Clara Valley in 1873 when he purchased 220 acres west of San Jose and established a grain and livestock ranch as well as planting 60 acres in fruit, of which 30 were in prunes. These trees came into bearing in 1881, and their success proved to farmers in the area that prunes could grow locally without irrigation. Although he died in 1880, his daughter Lenora, who married E. C. Flagg, continued to own and manage the ranch well into the twentieth century.

(Continued on next page)

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

\*B12. References:

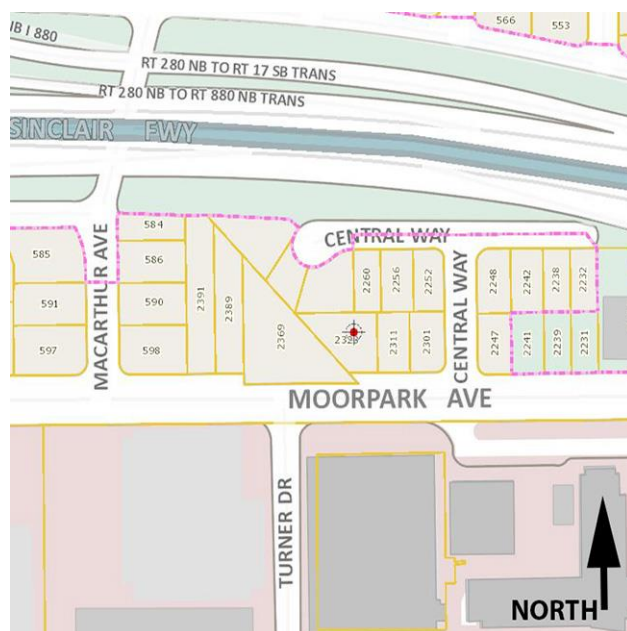
- Arbuckle, C. *Santa Clara County Ranchos*, 1968.
- Cnty of Santa Clara, Building Permits records.
- Cnty of Santa Clara, Official Records (maps/deeds).
- Jacobson, Yvonne. *Passing Farms, Enduring Values*, 1984
- R.L. Polk & Co. *San Jose City Directory* 1954-1978.
- USGS Aerials and maps.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: March 3, 2017

(This space reserved for official comments.)



*(Continued from previous page)*

The Bradley Ranch was located at the southwest edge of the *Rancho Los Coches* just north of the County Infirmary. The diagonal property line along the southwest side of the subject property is a remnant of that early rancho-era property configuration. The actual alignment along the ranch at Moorpark Avenue was finalized in a lot line adjustment between Lenoa Flagg and C.F. Wyman in early 1889 (Misc. records Q:543).

During the early part of the twentieth century, much of this ranch, including the west one hundred acres was owned by E.L. Bradley daughters Anna and Leonora. At the time of the creation of Tract No. 228 (Bradley Manor Unit No. 3) that contains the subject property, in 1945, the property was owned by Anna B. Clayton and Enid Flagg Shaupp. The Jas. A. Clayton & Co. was the subdivider. The subject property is Lot 254 of that subdivision.

A review of R.L. Polk City Directories for the years after construction is a mix of transient occupants with various occupations. By the early 1960s, the listings include owner Harold W. and Florence Dixon. The Dixons were retired at the time. They had initially lived within the adjacent single-family subdivision on Pioneer Avenue. During Harold's career, he had initially been an orchardist, but from around 1930 on was a store salesman and then a department manager of a store in Cupertino.



1948 USGS aerial prior to development of the site.

(Continued on next page)

(Continued from previous page)

Integrity and character-defining features:

The apartment building at 2323 Moorpark Ave. maintain most of its historical integrity as per the National Register's seven aspects of integrity. The complex maintains its original location in the mid-century mixed-use neighborhood south of I-280 in unincorporated San José. The site continues to be surrounded by most of its historic residential setting, including surrounding apartment complexes and single-family residences. The building retains its mid-twentieth-century multi-family residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with minor patterns of residential development during the post-World War II period of urban expansion in greater San José. The exterior of the building retains its integrity with the Modern style, including its site layout and landscaping, stucco walls, long, low horizontal shape, brick veneer and horizontal railings. The original character-defining materials have been preserved.

EVALUATION

Apartment complexes such as that at 2323 Moorpark Ave. appeared throughout the new urbanized areas of San Jose during the 1950s and 1960s to meet the intense demand for housing as the area grew exponentially. Although much of this new development occurred in the older downtown areas as infill development, clusters of similar two-story complexes were built in suburban areas along major thoroughfares such as Moorpark Avenue.

Housing complexes such as this, which were built during San Jose's period of *Industrialization and Urban Expansion* after World War II, are now over a half-century old. The rapid manner in which many of these developments occurred in the 1950s can often be evident in the simple modern designs of some of these buildings. Many local and regional architects in this period of Modern residential design exploited simple forms in their buildings as a means of re-focusing their craft on the functions of residential space and the values inherent in common materials. These Modern designs, although sometimes not easily distinguishable from other vernacular buildings of the period, can be recognized by their inherent design quality and ability to create a sense of residential value. Many of the later complexes, such as 2323 Moorpark Ave. lack attention to layout, although characterized by modern detailing, and are, rather, minimal boxes dressed with stylistic facings such as exterior brick veneer and horizontal elements. Many are lacking residential amenities common to both historic and current high-density developments, and are suffering from neglect in no small part because their materials are nearing the end of their life expectancies (or, in many cases, have exceeded them). Intended to address the intense demand for housing at mid-century and the perceived transient occupancy needs of those who had just arrived in San Jose, they are widespread in the area, and reflect only minor patterns of development within the City of San Jose.

It is not clear, without conducting title search, who the original developers of the complex are. Early directories list Harold and Florence Dixon as owners/occupants, who were retired by the 1950s.

2323 Moorpark Ave. reflects minor patterns of development during greater San Jose's period of *Industrialization and Urban Expansion*, and does not embody them in a distinctive enough way for the property to be considered a significant historic resource. The creation of this apartment complex is not associated with persons who have any known local significance to contemporary society. The design of the building itself lacks distinction within the field of architecture and building construction. The property would therefore not qualify as a historic resource under any of the applicable criteria of the California Register (1), (2), or (3). When evaluated within the City of San Jose Evaluation Rating system, the property scores 21.00 points, indicating it is not eligible for listing on the Historic Resources Inventory, and therefore does not meet the minimum qualifications for consideration as a City Landmark.

Page 7 of 7 \*Resource Name or # (Assigned by recorder) 2323 Moorpark Avenue

\*Recorded by Franklin Maggi \*Date 3/3/2017  Continuation  Update



East side elevation, viewed facing northwest.



Rear of apartment complex viewed from vacant lot to north.

# HISTORIC EVALUATION SHEET

**Historic Resource Name:** 2323 Moorpark Avenue

**A. VISUAL QUALITY / DESIGN**

**Justification**

		E	VG	G	FP
1. EXTERIOR	Identifiable visual value			x	
2. STYLE	Modern			x	
3. DESIGNER	Unknown			x	
4. CONSTRUCTION	Of no particular interest				x
5. SUPPORTIVE ELEMENTS	None				x

**B. HISTORY / ASSOCIATION**

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection with persons of importance				x
7. EVENT	None associated				x
8. PATTERNS	None associated				x
9. AGE	1956-1957				x

**C. ENVIRONMENTAL / CONTEXT**

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				x
11. SETTING	Compatible			x	
12. FAMILIARITY	Neighborhood only			x	

**D. INTEGRITY**

		E	VG	G	FP
13. CONDITION	Minor surface wear	x			
14. EXTERIOR ALTERATIONS	None noted	x			
15. STRUCTURAL REMOVALS	None	x			
16. SITE	Not moved	x			

**E. REVERSIBILITY**

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	x			


**REVIEWED BY:** Franklin Maggi

**DATE:** 03/03/17



## EVALUATION TALLY SHEET

**Historic Resource Name:** 2323 Moorpark Avenue

<u>A. VISUAL QUALITY / DESIGN</u>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	<b>Value</b>	<b>Value</b>	<b>Sub- total</b>	<b>Cumulative sub-total</b>
1. EXTERIOR	16	12	6	0	6			
2. STYLE	10	8	4	0	4			
3. DESIGNER	6	4	2	0	2			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		12	
<b><u>B. HISTORY / ASSOCIATION</u></b>								
	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>				
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	0			
9. AGE	8	6	3	0	0		0	
<b><u>C. ENVIRONMENTAL / CONTEXT</u></b>								
	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	4		6	18
<i>(SUM OF A+C) =</i>					18			
<b><u>D. INTEGRITY</u></b>								
	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>				
13. CONDITION	.00	.03	.05	.10	0	x	18	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	18	0.0
	.00	.03	.05	.10	0	x	0	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	18	0.0
	.00	.10	.20	.40	0	x	0	0.0
16. SITE	.00	.10	.20	.40	0	x	0	0.0
							0.0	
<b><i>ADJUSTED SUB-TOTAL:</i></b> (Preliminary total minus Integrity Deductions)								18
<b><u>E. REVERSIBILITY</u></b>								
	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>				
17. EXTERIOR	3	3	2	2	3			21
<b><i>EVALUATION TOTAL:</i></b> (Adjusted subtotal)								21.00