



April 16, 2018

Susan Blair Walsh, Historic Preservation Officer  
Department of Planning, Building and Code Enforcement, City of San Jose  
200 East Santa Clara St. Third Floor Tower  
San José, CA 95113

C/o Amber Sharpe, Associate Project Manager  
David J. Powers & Associates, Inc.  
1871 The Alameda, Suite 200, San Jose, Ca 95126

RE: Proposed Hemlock Residential, San Jose (PDC18-009)

Dear Susan,

Please find attached documents comprising a historic report prepared for the property located at 376 South Baywood Ave. in San José. This report, consisting of this letter, DPR523 forms, and rating sheets, has been prepared to be used for an Initial Study or other environmental or project evaluation for a development project associated with the subject property known as the proposed Hemlock Residential. The project as we understand it will include demolition of the existing residential building on the site as well as an office building at 2881 Hemlock Ave., and construction of a new six-story mixed-use building with two levels of underground parking, 13,300 square feet of commercial space and 60 residential units.

The set of DPR523 recording forms for 376 Baywood Ave. that are attached to this cover letter outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also, attached to this cover letter is a Historic Evaluation Rating Sheet prepared according to San Jose's *Guidelines for Historic Reports (as amended in 2010)*.

The existing office building at 2881 Hemlock Ave. was not recorded as a part of this report. That building was constructed in 1978-1979 and is only 39 years old. For that building to be considered to be a historic resource under CEQA, it would need to be of exceptional significance, as it is less than 50 years in age. As a part of this report, we surveyed and photographed that building, researched the permit entitlements, and investigated the presumed architect, Michael D. Lorimer. The building is a locally very good example of late 1970s commercial architecture and is associated with the Third Bay Tradition in its use of natural materials and shed-like shape.

A bibliography, which meets the City's requirement for a checklist of sources, is embedded in the DPR523 forms. Photographs of the exterior of the building are included, as also required in the Guidelines, and help to visually define the character-defining features of the property.

Below is a summary of this investigation and findings:

The properties, consisting of two assessor's parcels (277-34-023 and 051), covering two underlying parcels at 376 Baywood Ave. and 2881 Hemlock Ave., are not listed on the San José Historic Resources Inventory, nor have they been evaluated as a part of any local historic resource survey

conducted by the City of San José or any other agency that has been filed with the State Office of Historic Preservation, as well as can be determined.

The attached DPR523 forms dated April 16, 2018, which I prepared, documents the historical and architectural aspects of the property known as 376 Baywood Ave. The property was annexed to the City of San José in 1954, and the building were constructed circa 1946 prior to the time that the area was annexed into the City of San Jose.

I indicate in the DPR523 forms that it is my opinion that the properties do not qualify for listing on the California Register of Historical Resources, and the buildings do not appear to be eligible for San José City Landmark designation when considered under the qualitative criteria of the City's Historic Preservation Ordinance.

The evaluation performed per the City of San José rating system resulted in a point score of 14 for 376 Baywood Ave. This property is therefore not appear eligible for listing on the San José Historic Resources Inventory.

In considering the office building at 2881 Hemlock Ave., I have taken into consideration that properties considered historically significance are generally those that have withstood the test of time. It is generally understood that some detachment is needed to understand, evaluate, and establish the significance of a resource or its designer. Without the perspective of time, historical significance could be based--perhaps undeservedly--on popularity, taste, sentimentality, expediency, or class values, which might distort the designation process. There are some properties, however, that although less than 50 years in age clearly reflect an aspect of community values or design quality in a significant way, and whose physical presence already instill a sense of timeless quality.



California Code of Regulations Section 4852(d)(2) addresses the issue of age as a “Special” consideration. A resource less than fifty (50) years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to obtain a scholarly perspective on the events or individual associated with the resource. These properties are

considered to have “exceptional importance” and their significance is recognized during the public hearing process. The City of San José has no age requirements.

While it was not confirmed that the building was designed by Michael Lorimer, Lorimer at this time was associated with the firm of K+CZL and was active locally. The building is a very good design but lacks features that would associate with exceptional buildings designed and constructed during this late-1970s era within the Third Bay Tradition.

The area in which this property is located has not been identified as a potential historic district or conservation area and given the mixed contemporary development pattern of the area and nearby conversion or demolition of other houses in the Westwood Park tracts, it is unlikely to be considered as such in the future.

An impacts analysis was not conducted, as the properties are not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as San José City Landmarks. Because the buildings on the properties do not appear to qualify for the California Register or as a City Landmark, demolition would not have an adverse effect on historic resources under CEQA.

Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Maggi', is written over a faint, light blue circular stamp or watermark.

Franklin Maggi, Architectural Historian\*

\*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, as outlined in the criteria under 36 CFR Part 61.

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) 376 South Baywood Ave.

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 1980 photorevised T.7S.;R.1W.; Mount Diablo B.M.

c. Address 376 South Baywood Ave. City San Jose Zip 95128

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 593421mE/ 4131079mN

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

Assessor's Parcel Number: 277-34-023

East side of South Baywood Avenue north of Hemlock Avenue.

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

This single-family residence is located within a neighborhood that was developed after 1945 as the second phase of the Westwood Park Tract. The subdivision included 38 residential lots along both sides of South Baywood and South Redwood Avenues, and at the time of construction was in an orchard district in unincorporated Santa Clara County to the west of the community of Burbank. Today, with dense urban development now surrounding this early post-World War II subdivision, the neighborhood is mostly gone or converted to small commercial uses retrofitted into these small houses. The houses built at this time on North Redwood Avenue were removed to accommodate 1970s commercial development and ultimately the expansion of the Valley Fair Shopping Center, and much of the later residential tract development to the east was lost to the construction of the Highways 280/17/880 interchange or have been subject to redevelopment.

(Continued on next page, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

View facing southeast,  
April 2018.

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

Ca. 1946, directories, 72  
years old.

\*P7. Owner and Address:

YISRAEL 26 LLC

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

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

\*P9. Date Recorded: April 16, 2018

\*P10. Survey Type: (Describe)

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 State Record  Rock Art Record  Artifact Record  Photograph Record  Other (List)

\*Recorded by Franklin Maggi

\*Date 4/16/2018

Continuation  Update

To the immediate north of the subject property, the house that had existed at 368 South Baywood Ave. was removed in the late 1990s to provide driveway access to the large parking lot to the northeast that sits at center block. To the east of the subject property is an office building that was built in the late 1970s.

The property continues to be surrounded by other small residential properties that were developed as a part of the tract, including a house to the south at 384 South Baywood Ave., and houses across the street to the west at 367-383 South Baywood Ave.

The subject house at 376 South Baywood Ave. is a vernacular mid-century house that is stucco-clad. Like others within this tract, it is one-story in height and modest in detailing. It is representative of an L-shaped model found elsewhere in the tract, with a notch within an otherwise square floor plan at the southeast rear corner of the building footprint.

Like other houses in this tract, a double-car garage is incorporated into the building footprint at the front of the house. The roof is hipped and covered with asphalt shingles, and the eaves have modern aluminum gutters and downspouts, likely added when the roofing was recently replaced.

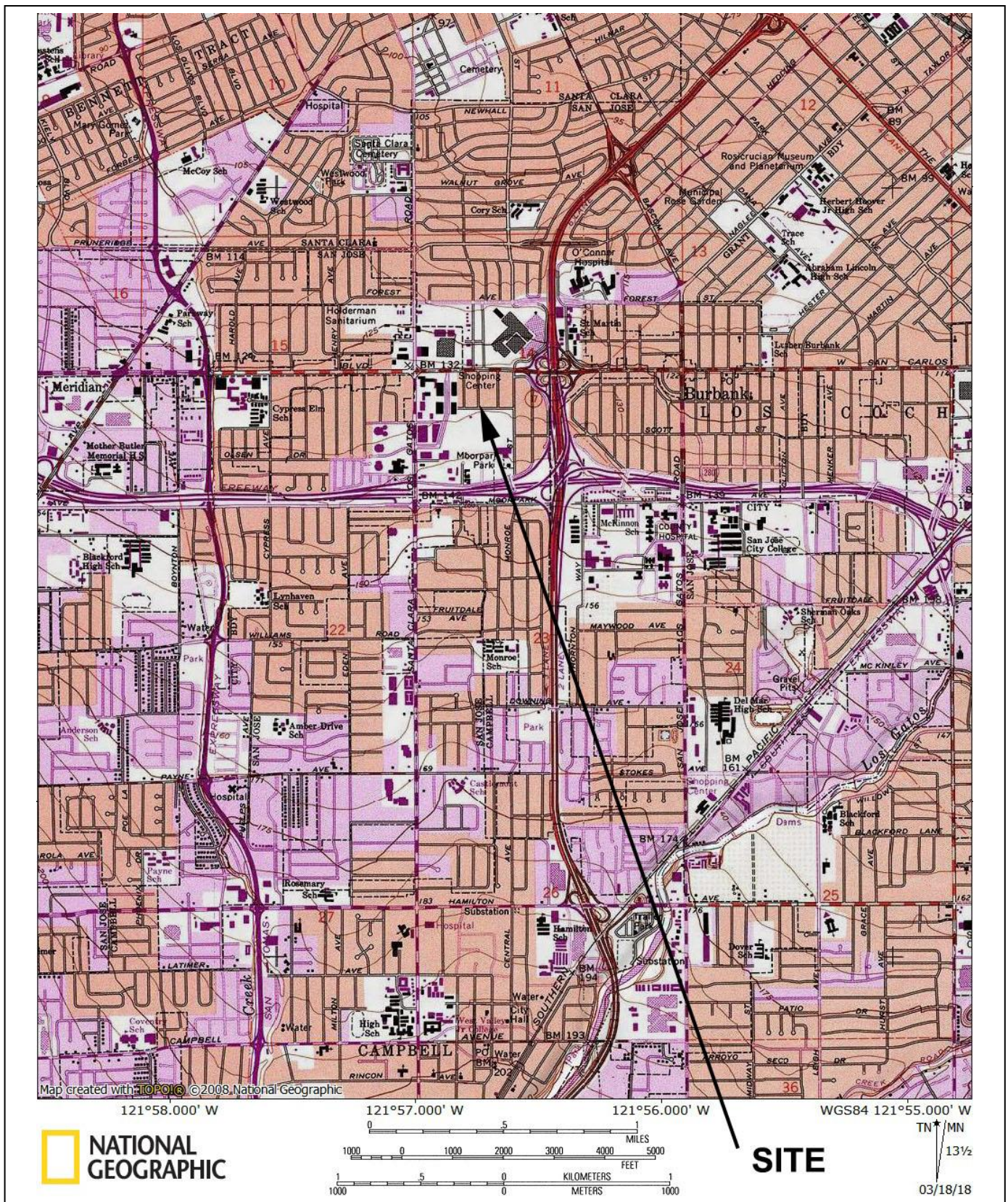
A centered front entry porch is tucked under the roof line, and the front door is perpendicular to the street, accessed by an open porch with a concrete base.

Original fenestration is not known, as all the windows appear to have been retrofit with modern vinyl inserts. The garage door is also a replacement to the original. The chimney at the north side elevation is brick, but it could not be determined if it was original or a replacement.

The site itself is well maintained and has typical residential landscape features such as front lawn, shrubbery at wall bases, and large mature trees. As with the site, the building appears to be in very good condition.



View from South Baywood Avenue, viewed facing northeast.



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

Primary #  
 HRI #

Page 4 of 6

\*NRHP Status Code 6z

\*Resource Name or # (Assigned by recorder) 376 South Baywood Ave.

B1. Historic Name: Joseph V. and Frances Crippen House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single family residential

\*B5. Architectural Style: Modern vernacular

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

Constructed ca. 1946 in unincorporated County of Santa Clara (no permits available).

\*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 Santana Row / Valley Fair Urban Village  
 Period of Significance 1946 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 single-family property at 376 South Baywood Ave. was built as a part of a 2-phase 38-housing tract that was established along South Redwood and South Baywood Avenues beginning in mid-1941. The first phase, known as Westwood Park Unit 1 was recorded on June 7, 1941 (Maps 7:6), but it is not clear if construction had begun by the beginning of the United States entry into World War I on December 7, 1941. That first phase consisted of 22 lots on both sides of South Redwood Avenue (then listed as "Redwood Avenue"), from Steven Creek Road (now Boulevard) to Hemlock Avenue. Frank Lopes and Florence May Lopes were the owners of the subdivision at the time.

The second phase, known as Westwood Park Unit 2 was recorded after the war on January 21, 1946 (Map 8:17), and consisted of 16 additional houses lots. This second phase is located on both sides of South Baywood Avenue (then listed as "Baywood Avenue"), from Stevens Creek Road to Hemlock Avenue, but was set back from Stevens Creek Road by about 200 feet. All of the lots were around 6,338 square feet in size with 55-foot frontages. At the time the second phase was recorded, the phase 2 property was owned by M. W. Wicklow. The subject property lies within this second phase of the development and is lot 32.

(Continued on next page, DPR523L)

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

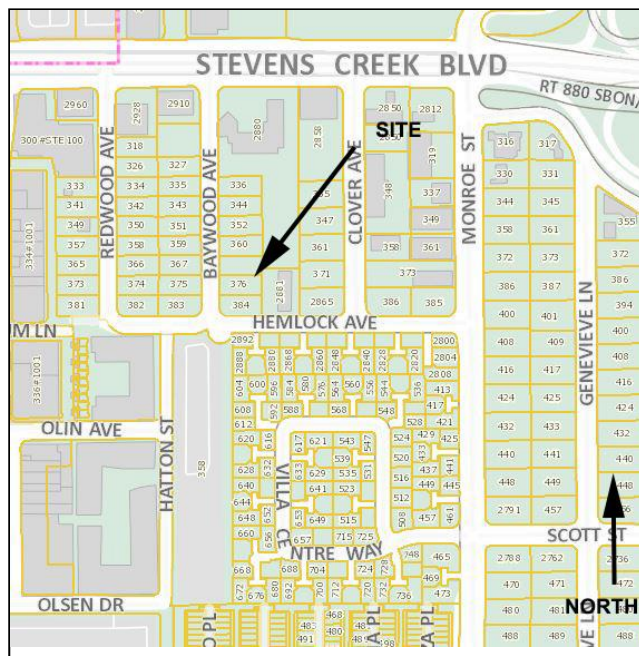
\*B12. References:

Polk-Husted Directories, 1945-1978.  
 San Jose building permits, sjpermits.org  
 Santa Clara Cnty Clerk-Recorder's, Official  
 Records, maps, deeds

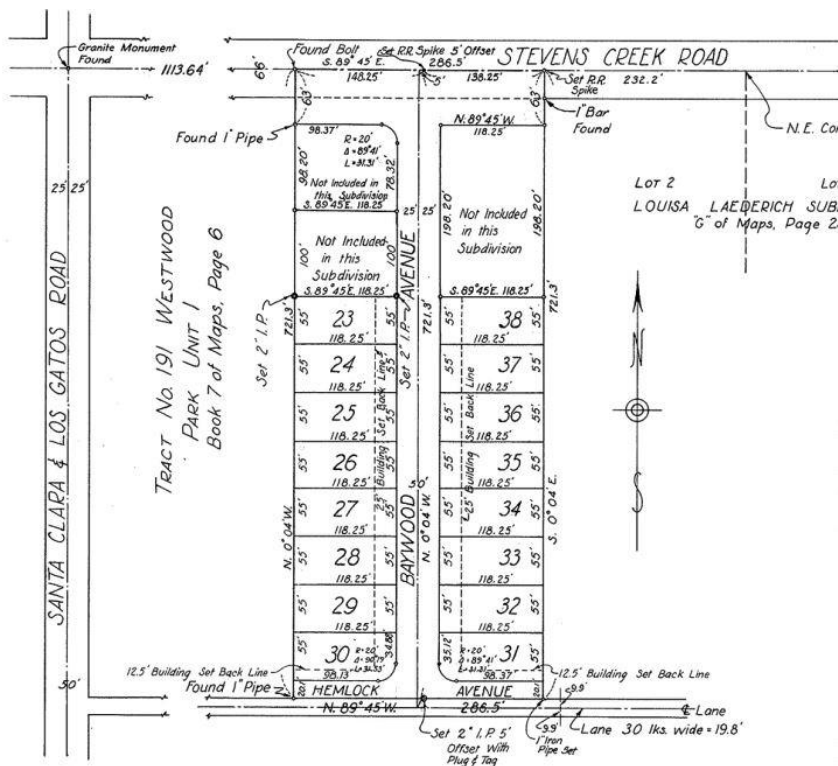
B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: April 16, 2018



At the time of construction of this second phase of Westwood Park, the property was in an orchard district in unincorporated Santa Clara County to the west of the community of Burbank. This area prior to World War II had been considered within the Campbell sphere of influence.



Following World War II, the local business community launched an active campaign to attract new non-agriculturally related industries to San José. As early as 1946, the Chicago's International Mineral and Chemical Corporation's Accent plant was built, and in the early 1950s, both IBM and General Electric had constructed new large local industrial manufacturing facilities. However, Westwood Park tract was likely caught within the recession right after the war, and the houses may have sold slowly. The 1948 USGS aerial of this area shows both phases of the tract built out, but directory listings for property addresses for these late 1940s years is sketchy. By 1950 however, new industry in the area resulted in accelerated growth in San Jose and the region, and the city limits began to expand out from the Original City and its expansion neighborhoods that had previously developed along The Alameda, Willow Glen, and East San Jose - to over 120 square miles by 1970.

New subdivisions and related commercial centers as well as industrial parks replaced orchard lands that had been developed during the Period of Horticultural Expansion. This period of growth during the Cold War era was not unlike what was happening in other "sunbelt" cities, and by 1960 the city had gained the reputation of the second fastest growing city in the nation. This urbanization of the biggest city in Santa Clara County has been largely attributed to the appointment of Anthony P. (Dutch) Hamann as City Manager in 1950.

Under Hamann, the city expanded its boundaries in all directions, following major transportation corridors such as Stevens Creek Road. Much of this new growth "leapfrogged" to the outer reaches of the Santa Clara Valley, with infill development following each new extension within a few short years. Westwood Park was unusual, as it was a leapfrog type of development that occurred prior to San Jose' big push under Hamann that began in the 1950s. While originally in the hinderlands, by 1954, the City of San Jose had annexed Westwood Park under Maypark No\_1, and by the late 1950s the development of Valley Fair to the north and later Town and County Village to the west were underway.



Page 6 of 6 \*Resource Name or # (Assigned by recorder) 376 South Baywood Ave.

\*Recorded by Franklin Maggi \*Date 4/16/2018  Continuation  Update

Today, with urban development now surrounding this early post-World War II subdivision, much of the related neighborhood is gone or converted to small commercial uses retrofitted into the typically small houses that were being built in the late 1940. Much of the later residential tract development to the east was lost to the construction of the Highways 280/17/880 interchange or have been subject to redevelopment.

The property that became Westwood Park had been owned by Mrs. Louisa Laederich by the early 1870s. She had come to California from France during the Gold Rush and settled in San Jose in 1869. Her property, originally 160 acres in size, extended southeast from the intersection of Stevens Creek Road and Santa Cruz Road (now Winchester Boulevard), and was located to the east of the large holdings later held by Sarah Winchester. In 1887 Mrs. Laderich subdivided her remaining 100+ acres into parcels of 12-16 acres (recorded in 1892 Maps G:23). Laderich's house and orchard had been located along Steven Creek Road in lot 2, which ultimately is the area in which the Westwood Park tracts were built. Laderich's original property remained in agricultural use until after World War II.

The subject property first appears in local Polk-Husted City Directories in 1949 when owned by Joseph V. and Frances Crippen. Joseph was a driver for Highway Transportation, Inc. and he and Frances remained at this address into their retirement years. In 1970 it was vacant, and in the following years was a rental until acquired by Joel Lofton. He sold the property to 2154 Trading Corp in 1985, and it continued to be used as residence. Later purchased by Gilberto Aparicio, it remained his property until sold to the current owner in 2012.

#### Integrity

The residential building at 376 South Baywood Ave. has moderate integrity to its original 1940s form. The house remains on its original site as built within the Westwood Park Subdivision and is still used for residential purposes. The historic setting has changed somewhat, and the house to the north is now gone, but the residential character of South Baywood Avenue is still generally intact. The building retains its original scale. The exterior features and detailing of the building are vernacular, and changes to the fenestration and doors as well as other architectural elements reflect contractor-designed renovation over the years. The building still has the feeling of a late 1940s tract house.

#### EVALUATION

The property was developed with the existing residence around 1946-1947 as a part of suburban tract development prior to annexation to the City of San Jose. Located along a portion of Stevens Creek Road that is now a major thoroughfare, the area has changed dramatically since that time, and is now a dense urban area with a mix of commercial and high-density residential uses with some remnant of early residential tract development in the area.

This building does not physically represent important patterns of development or events in the area, nor does it contribute to a recognized district of historical significance, as this early tract has lost many of its original houses and many have been remodeled and converted to commercial use. The tract no longer is representative of the mid-century period of suburban expansion that it was a part of, and as such does not reflect important patterns in a primary or secondary way. The property therefore would not qualify for the National or California Registers under Criterion A or 1, respectively.

The historical narrative identified the early owners/occupants as Joseph V. and Frances Crippen. Neither are recognized as significant personages, as they must have been engaged in a pivotal role in their occupations or involved in important contributions to society to be found so under the relevant criterion for historical significance. None of the other early owners or tenants stand out as significant personages in local history. The property would therefore not be considered significant due to historic personages nor qualify for the National or California Registers under Criterion B or 2, respectively.

The house has a moderate level of historic integrity, although not a good representative of mid-century residential tract development. The building has no unique features. The building does not appear eligible for National Register listing under Criterion C or the California Register per Criterion 3, as it is not a distinctive architectural specimen of its type.

Under the City's rating system, the property does not meet the threshold for the San Jose Historic Resources Inventory, having a point score of 14 point. When considering the property and its associated patterns and personages as well as its architectural qualities, it does not meet any of the minimum criteria necessary for consideration as a City Landmark.

# HISTORIC EVALUATION SHEET

**Historic Resource Name:** 376 S Baywood Ave.

**A. VISUAL QUALITY / DESIGN**

**Justification**

1. EXTERIOR	Undistinguished
2. STYLE	Of no particular interest
3. DESIGNER	Designer unknown & of no particular interest
4. CONSTRUCTION	Of no particular interest
5. SUPPORTIVE ELEMENTS	Of no particular interest

E	VG	G	FP
			X
			X
			X
			X
			X

**B. HISTORY / ASSOCIATION**

6. PERSON / ORGANIZATION	No connection with persons of importance
7. EVENT	None associated
8. PATTERNS	Tertiary importance - early tract
9. AGE	1946

E	VG	G	FP
			X
			X
		X	
			X

**C. ENVIRONMENTAL / CONTEXT**

10. CONTINUITY	Not located in area of importance
11. SETTING	Compatible
12. FAMILIARITY	Familiar in neighborhood

E	VG	G	FP
			X
		X	
		X	

**D. INTEGRITY**

13. CONDITION	No apparent wear
14. EXTERIOR ALTERATIONS	Minor changes
15. STRUCTURAL REMOVALS	None
16. SITE	Not moved

E	VG	G	FP
X			
X			
X			
X			

**E. REVERSIBILITY**

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


**REVIEWED BY:** Franklin Maggi

**DATE:** 04/16/18

## EVALUATION TALLY SHEET

**Historic Resource Name:** 376 S Baywood Ave.

<u>A. VISUAL QUALITY / DESIGN</u>	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	Value	Value	Sub- total	Cumulative sub-total
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		<u>0</u>	
<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	5			
9. AGE	8	6	3	0	0		<u>5</u>	
<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		<u>6</u>	<u>11</u>
	(SUM OF A+C) =				<u>6</u>			
<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	11	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	6	0.0
	.00	.03	.05	.10	0	x	5	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	6	0.0
	.00	.10	.20	.40	0	x	5	0.0
16. SITE	.00	.10	.20	.40	0	x	5	0.0
								<u>0.0</u>
<b>ADJUSTED SUB-TOTAL:</b> (Preliminary total minus Integrity Deductions)								<u>11</u>
<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			<u>14</u>
<b>EVALUATION TOTAL:</b> (Adjusted subtotal)								<span style="border: 1px solid black; padding: 2px 10px;">14.00</span>