

#1261

524990



HISTORIC EVALUATION REPORT

459-469 Piercy Road
City of San Jose, Santa Clara County

FOR

HMH, Incorporated
1570 Oakland Road, Suite 200
San Jose, CA 95161-1510

BY

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AND

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January 2001

A. PROJECT DESCRIPTION

The proposed project consists of constructing the four lane Hellyer Avenue extension from Silver Creek Valley Road to Tennant Avenue and the widening of Piercy Road/Tennant Avenue from Silver Creek Valley Road to Hellyer Avenue/Basking Ridge Avenue, City of San Jose. The proposed improvements include sidewalk, curb and gutter, driveways, utilities, lighting and median island landscaping as well as the installation of traffic lights at selected intersections.

B. PROJECT LOCATION

The two 3.6-acre parcels (APN 678-14-02 & 03) are north of Piercy Road, City of San Jose, Santa Clara County. The Evergreen Canal is located to the north and Coyote Creek is southwest of the parcel. The house and related buildings at 459 Piercy Road are set back about 50 feet from the road on Lot 2. 469 Piercy is a 1990s house on the adjacent Lot 3. The two parcels were part of the 10-acre Lot 5 of the 1892 Fontanoso Tract [Figs. 1-3].

C. RESEARCH METHODS

Mr. Ward Hill¹, consulting Architectural Historian, conducted a detailed survey of 459 Piercy Road on January 9, 2001. During the survey, Mr. Hill physically examined and photographed the exteriors of the buildings at 459-469 Piercy Road with the objective of preparing a detailed written description of the buildings, noting exterior alterations and significant "character-defining" features. The building interiors were not accessible.

Archival research on the property was conducted in local repositories of historical records, including the California Room at the Martin Luther King, Jr. Public Library, San Jose, and the Natural Resources Library Map Room and at the University of California, Berkeley. In addition to these public collections, local historical materials were also consulted in the personal libraries of Mr. Hill and Basin Research Associates, San Leandro, California. Mr. Hill also interviewed Mrs. Teresa Caprista, the current owner of 459-469 Piercy Road.

D. EXISTING CONDITIONS (see photographs on DPR 523 Form)

The front yard of 459 Piercy Road has several small and medium size trees (including a few pines and palms), trimmed hedges and a lawn (Photo 1). Around the perimeter of the yard is a low wood-post fence. A paved driveway on the east side of the house leads to the rear guesthouse, garage, and vehicle sheds. A paved parking area is behind the house (Photo 2). The rear yard has a kidney-shaped swimming pool and an iron fence around the pool area (Photos 3 & 4). The simply detailed Ranch House Style residence has a T-shaped plan and a composite hipped and gabled roof. The house faces south toward Piercy Road. Structurally, the house is stud-wall, wood-frame construction on a concrete foundation. The roof is covered with asphalt shingles and the roof has shallow, plain eaves. The exterior walls are covered with smooth stucco, except the board and batten siding on the west half of the front facade. The house has aluminum frame slider windows in a variety of sizes and configurations.

A concrete brick path leads to the front entrance door. The small entrance porch is recessed at the center of the front façade. The house also has side and rear entrances. Inside, the house has three bedrooms, a living room, a family room, a dining room, a kitchen and two bathrooms. The

1. Mr. Hill (M.A. Architectural History, University of Virginia, 1983) has worked as an architectural historian and in the historic preservation field for 18 years. He has completed numerous reports evaluating historic buildings under both CEQA and Section 106 of the National Historic Preservation Act.

rear extension (north façade) is a later addition for the family room. The wood-framed, L-shaped plan guesthouse to the rear of the main house has a gently pitched hipped roof and exterior walls covered with vertical wood siding and stucco. The building has large aluminum frame windows (Photo 5). The two-car, wood-frame garage northeast of the house has a broad gabled roof and exterior board and batten siding (Photo 6). The wood-frame garage has hipped roof and exterior walls covered with rustic siding. Attached to the west side of the garage is an open, modern, steel frame vehicle shed (Photo 7). West of this vehicle shed is a second one for four vehicles. The wood-frame shed has plywood siding (Photo 8). The house at 469 Piercy Road is a modern building dating from the last 10 years (Photo 9).

E. HISTORIC BACKGROUND

During the Mexican period, the project area was part of the 24,342.64-acre *Rancho Yerba Buena* granted to Antonio Chaboya in 1833. In 1846, the United States declared war on Mexico, sent troops to California, and acquired the Mexican province in 1848 after the signing of the Treaty of Guadalupe Hidalgo. After the war, the United States government established a land commission to adjudicate the validity of Mexican land grants. Rancho owners had conflicts over land titles with American squatters. These early squatter often purchased their claim and maintained a small farm or ranch on the property.

Large-scale commercial agriculture did not begin in the Santa Clara Valley until after the Gold Rush in 1848. The Gold Rush, which brought a sudden influx of population, created a new demand for food and other products needed by the newcomers. Many who became discouraged with mining turned to farming for their livelihood, recognizing more money could be made selling food and other items to California's increasing number of citizens.

The Santa Clara Valley was initially a major producer of wheat in the 1850s and 1860s. Requiring little initial investment and providing high returns, early agriculture focused on wheat production given that it was a staple food for California's growing population. In addition, because of a worldwide shortage (which kept prices high), California exported large quantities of wheat. As world wheat production increased by the 1870s and prices decreased, the economic incentive to grow wheat in California declined. The cultivation of wheat was usually combined with raising cattle and sheep. The 1870 agricultural census indicates that the main products in the Edenvale area (which includes the project area) were hay, grains and livestock (Theodoratus Cultural Research 1979:127).

The first division of *Rancho Yerba Buena* into small farms occurred in the 1850s. The 3,000 acres at the southern end of the *Rancho Yerba Buena* (which included the project area) was first conveyed to Mariano Vallejo, who sold it in 1857 to Estevan Castro. Castro sold the parcel to John C. Piercy in 1859 for \$ 5,000 (Santa Clara County Recorder 1859: Deed Book #M: 470).

In 1860, Piercy sold 200 of the 3,000 acres to Jacob A. Morenhout for \$ 1,000. The remaining 2,800 acres of Piercy's land was used primarily for cattle grazing. John Piercy, his wife Mary, and their four sons (Samuel, Edward, Andrew and David) had moved to California in 1849, and lived in San Francisco during the 1850s. They lived on their Santa Clara County ranch from 1860 to 1866, than returned to San Francisco. John Piercy is listed in the San Francisco Directories variously as a farmer, real estate broker and capitalist.

After John Piercy died in an accident at his San Francisco home in 1885, his heirs became embroiled in five years of legal conflict over the his estate, including his Santa Clara County ranch. The courts eventually divided the Piercy Ranch into four parcels of equal value for each of the litigants. Edward Piercy received tract # 2 of the Piercy Ranch subdivision. In 1896, a section of Andrew Piercy's tract or Lot # 1 was sold to James Bean. The western portion of Lot #

It was surveyed in December, 1895 by McMillan and Pieper, who divided the property into fourteen 8 to 18 acre lots known as the Fontanoso Tract, the first subdivision of the original Piercy Ranch into smaller lots (McMillan and Pieper 1895). Adjacent to the Fontanoso Tract, in 1906 Edward Piercy subdivided a section of his tract into 17 ten-acre lots (Theodoratus 1979:134). Edward Piercy sold the first lot in his subdivision in December 1906. The other lots were subsequently sold over the next 10 to 15 year period. 480 Piercy Road was within Lot 10 in the 1906 Edward Piercy subdivision.

The subdivision of the Andrew and Edward Piercy tracts into small farms heralded a new era of agricultural land use in the area. In the early 20th century, these smaller parcels became fruit orchards operated as family farms. Apparently, even some of the larger parcels in Edenvale were now planted with apricots and prunes. A 1929 aerial indicates that all of the Fontanoso and Piercy subdivisions were cultivated with fruit or walnut orchards (Theodoratus 1979:137). By 1922, the Santa Clara Valley had become one of the most important fruit producing regions in the state (Sawyer 1922:135).

The predominant crop in the project area continued to be fruit until the 1960s when agricultural production increasingly relocated to the Central Valley. Many of the orchards in the Edenvale area were attacked by an oak fungus and were removed. Most of the original orchards in the Piercy subdivision have been removed, or the trees are not attended. To a limited extent, flower growing in greenhouses replaced fruit orchards as an economic livelihood. In the 1970s, the project area became a redevelopment area. In recent years, light industrial development has increasingly replaced what remains of the early 20th century small farms and ranches in the project area.

459-469 Piercy Road

The two 3.6-acre parcels at 459-469 Piercy Road were part of the original 10-acre Lot 5 of the 1895 Fontanoso Tract. The parcels were planted with a walnut orchard when Teresa and William Caprista purchased them in 1969. The house at 459 Piercy Road was moved in 1969 because of the widening of the Capital Expressway (its original site was at Story Road and Capital Expressway in San Jose). The Capristas purchased the house, originally constructed in 1954, in an auction from the City of San Jose. Mrs. Caprista does not recall who originally owned the house before it was moved. The Capristas remodeled the house after moving it to Piercy Road, including constructing a rear addition for a family room (Caprista 2000). The other four buildings north of the house – the two vehicle sheds, the garage, and the guesthouse – were constructed during the last 20 years. The house at 469 Piercy Road (on the adjacent parcel to the east) dates from the 1990s.

F. HISTORIC EVALUATION

The buildings at 459-469 Piercy Road were evaluated according to the criteria of the National Register of Historic Places, the California Register of Historical Resources and City of San Jose criteria for historical significance.

National Register of Historic Places

The National Register of Historic Places is the official list of properties significant in American history, architecture, archaeology, engineering and culture and was designed to be used by the general public, local communities, state governments and federal agencies in their preservation planning efforts. The following criteria are used to evaluate a historic property's eligibility for the National Register of Historic Places.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or,
- B. That are associated with the lives of persons significant in our pasts; or,
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinctions; or,
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

To meet National Register standards, a property must possess the above criteria, be associated with an important historic context, and retain the historic integrity of features that conveys its significance (National Park Service 1992:2-3).

The use of the phrase ". . . appears potentially eligible or not eligible" for the California Register is standard practice in an evaluation discussion. Only the State Office of Historic Preservation or the Keeper of the National Register can make an actual determination of eligibility for the National Register.

California Register of Historical Resources

In September, 1992, Governor Wilson signed Assembly Bill 2881 which created more specific guidelines for identifying historic resources during the project review process under the California Environmental Quality Act (CEQA):

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. For purposes of this section, an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources.²

Consequently, under Section 21084.1, an historic resource eligible for the California Register would by definition be an historic resource for purposes of CEQA compliance. The Final Guidelines for nominating resources to the California Register were published January 1, 1998. Under the regulations, a number of historic resources are automatically eligible for the California Register if they have been listed under various state, national or local historic resource criteria.³

2. California State Assembly, Assembly Bill 2881, Frazee, 1992. An Act to Amend Sections 5020.1, 5020.4, 5020.5, 5024.6 and 21084 of, and to add Sections 5020.7, 5024.1, and 21084.1 to, the Public Resources Code, relating to historic resources.

3. This aspect of the California Register criteria is not relevant to the American Dairy Company buildings since they have not been previously listed under any historic resource designations.

The use of the phrase ". . . appears potentially eligible or not eligible" for the California Register is standard practice in an evaluation discussion. Only the State Office of Historic Preservation can make an actual determination of eligibility for the California Register. In order for a resource to be eligible for the California Register, it must satisfy all of the following three criteria:

1. A property must be significant at the local, state or national level, under one or more of the following four criteria of significance (these are essentially the same as National Register criteria with more emphasis on California history):
 - a. the resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
 - b. the resource is associated with the lives of persons important to the nation or to California's past.
 - c. the resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
 - d. the resource has the potential to yield information important to the prehistory or history of the state or the nation (this criteria applies primarily to archaeological sites).
2. the resource retains historic integrity (defined below); and,
3. it is 50 years old or older (except for rare cases of structures of exceptional significance).

The California Register regulations define "integrity" as ". . . the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance," that is, it must retain enough of its historic character or appearance to be recognizable as an historical resource. Following the National Register integrity criteria, California Register regulations specify that integrity is a quality that applies to historic resources in seven ways: location, design, setting, materials, workmanship, feeling and association.⁴ A property must retain most of these qualities to possess integrity.

City of San Jose Historic Resource Inventory

The City of San Jose's Historic Preservation Ordinance defines structures of historical value based on the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state and national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with:

4. The definition of integrity under the California Register follows National Register of Historic Places criteria. Detailed definitions of the qualities of historic integrity are in National Register Bulletin 15, *How to Apply National Register Criteria for Evaluation*, published by the National Park Service.

- a. a distinctive, significant or important work or vestige;
 - b. an architectural style, design or method of construction;
 - c. a master architect, builder, artist or craftsman;
 - d. high artistic merit;
 - e. the totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - f. . . . has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - g. the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical architectural, cultural aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

Based on the above criteria, the San Jose Historical Landmarks Commission has established a process by which historical resources are evaluated for significance. A numerical evaluation system has been devised establishing the following categories of significance:

67-134	Candidate City Landmark
33-66	Structure of Merit
33-66	Contributing Structure to an Historic District
0-32	Non-significant

EVALUATION – 459-469 PIERCY ROAD

The historic integrity of 459 Piercy Road has been compromised because it was moved in 1969 and later remodeled. Even if 459 Piercy Road retained a higher level of historic integrity, it is a typical and modest 1950s Ranch Style house in this area of Santa Clara Valley. Many better examples of this style of house survive in the San Jose area. Given that the house was moved here in 1969, it also does not appear to be significant in the history of ranching and agriculture in the Edenvale area. The other buildings near the house have been built since 1969. The members of the Caprista family also do not appear to have been significant figures in local history. In conclusion, the house and related buildings at 459 Piercy Road do not appear to be eligible for the California Register or the National Register because they do not appear to be significant under Criteria A, B and C. 459 Piercy Road does not appear to be eligible for listing on the City of San Jose Historic Resources Inventory since it received only 10.6 points under the City of San Jose *Historic Evaluation Criteria* (see attached evaluation sheets). 469 Piercy is recent 1990s house that also does not appear to be of historic significance.

G. IMPACTS ON THE HISTORIC RESOURCE FROM THE PROPOSED PROJECT

CEQA Guidelines define a “significant effect” as a project that leads to a “substantial adverse change” such as “...demolition, destruction, relocation, or alteration that impair the significance of the historic resource” is the equivalent of a significant environmental effect.

The *San Jose General Plan* (Horizon 2000 General Plan 1990, 1996) goal and policies for Historic, Archaeological and Cultural Resources recognizes the irreplaceable nature of cultural properties and requires that preservation should be a key consideration in the development review process.

For purposes of this project, a significant effect would occur if the project would have an effect on one or more properties listed on, or potentially eligible for inclusion on the California Register of Historical Resources, as a California Historical Landmark, or at the local level, as a “Candidate City Landmark” in the City of San Jose Historic Resources Inventory. Such an effect could occur through demolition of or other substantial adverse change to an individually listed or eligible property, those properties contributory to a district or through the implementation or other adverse effects as a whole in a manner such that the district’s integrity could be compromised or its eligibility diminished.

Impact 1.1-1: Under the proposed project, the buildings on this property will be demolished.

H. IMPACTS EVALUATION

The buildings on the project site at 459-469 Piercy Road evaluated in this report do not appear to be eligible for either the National Register or the California Register. The buildings do not appear to qualify for listing on the City of San Jose *Historic Resources Inventory* as “Candidate City Landmarks.” The proposed demolition will not affect any listed, or potentially eligible National Register or the California Register properties. Under CEQA statutes and Guidelines, no mitigation measures are required.

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- 1998 National Register Bulletin 16 & 16A - Guidelines for Completing National Register of Historic Places forms. National Park Service, Washington, D.C.

ATTACHMENTS

Figure 1	General Project Location
Figure 2	Project Location (USGS San Jose East, Calif. 1980 and Santa Teresa Hills, Calif. 1980)
Figure 3	Assessor's Parcel Map (APN #678-14-03 and -02)
Forms	DPR 523 Form – 459-469 Piercy Road <i>City of San Jose Historic Evaluation Sheet</i>

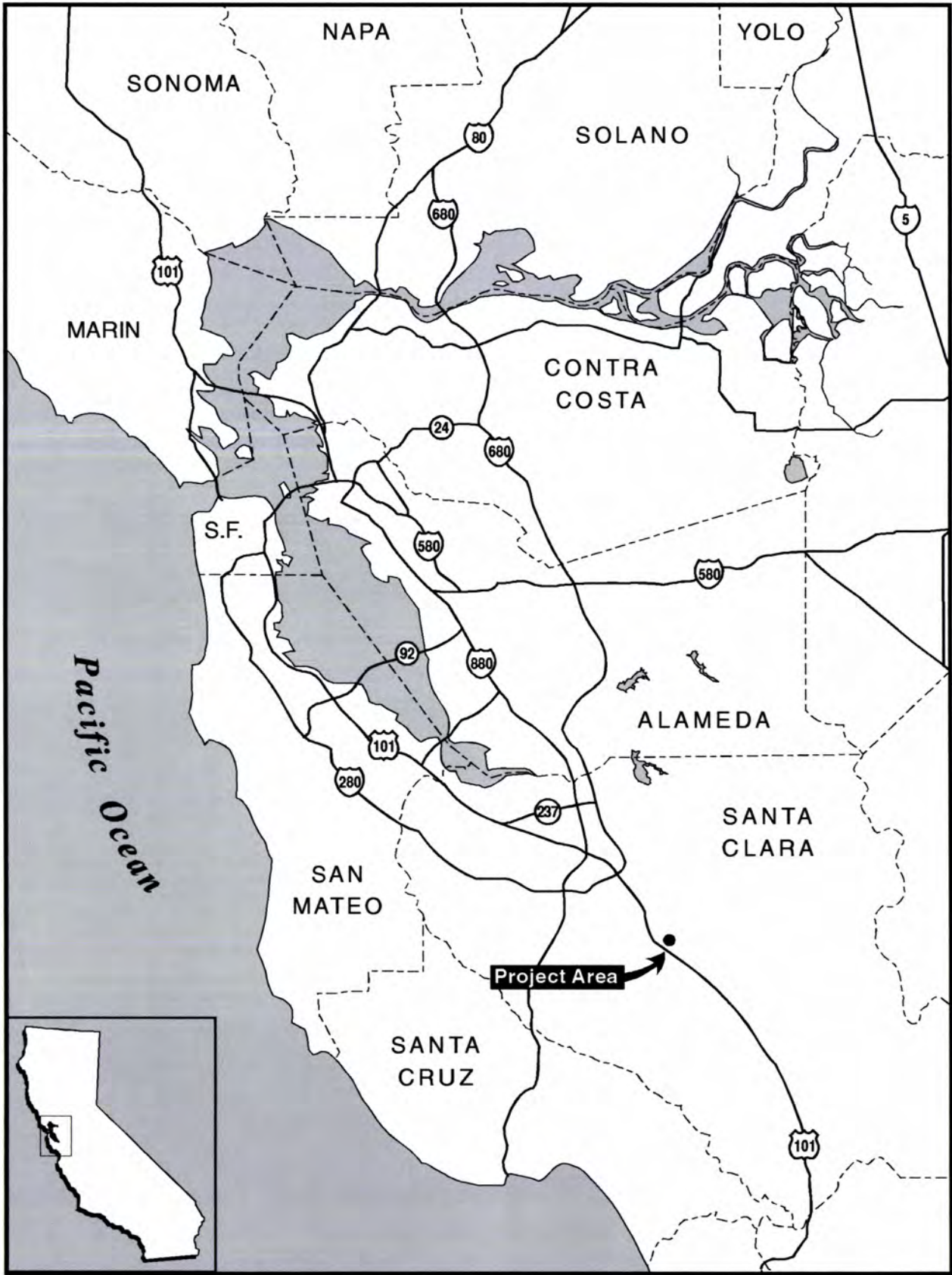


Figure 1: General Project Location

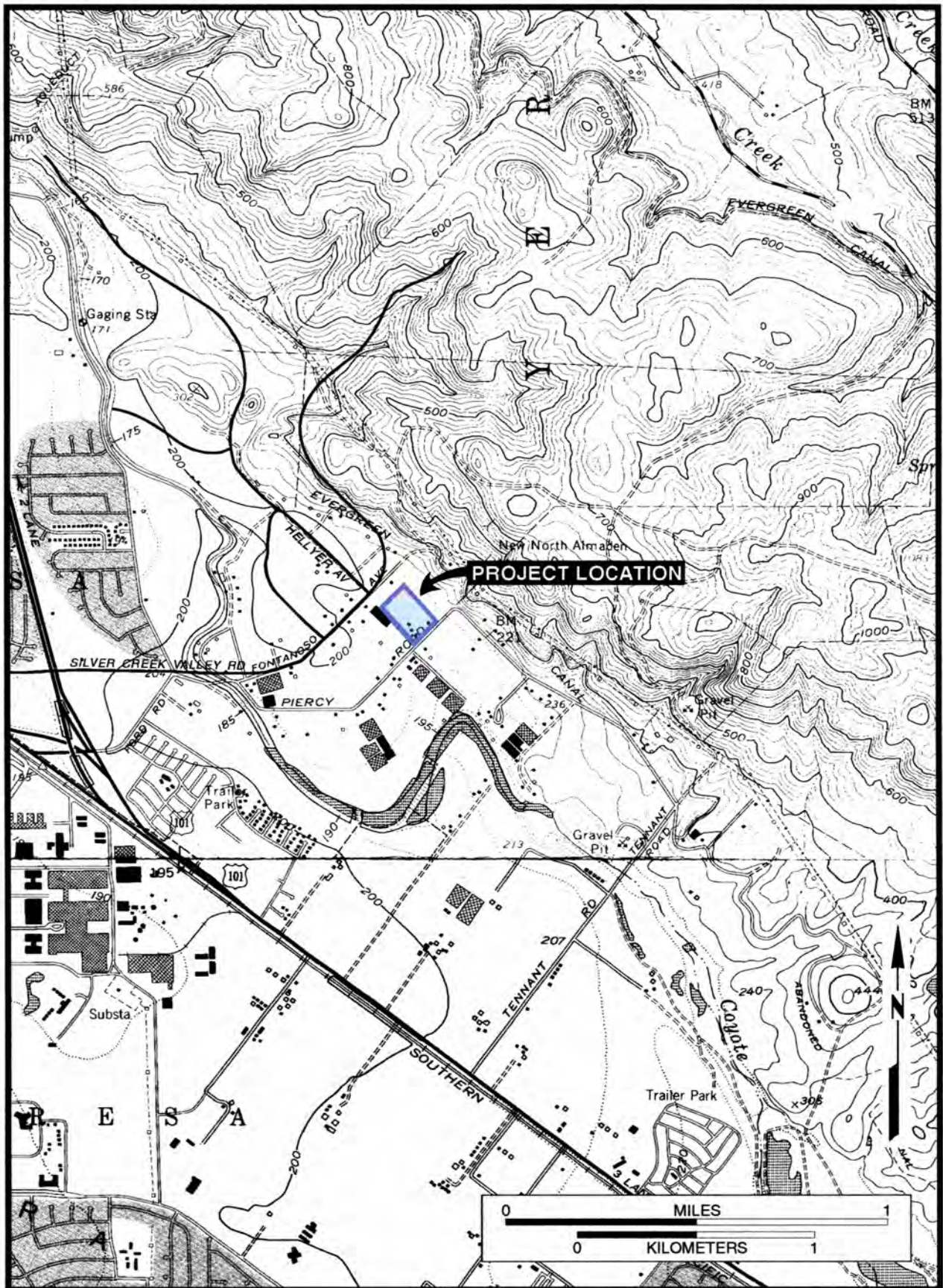


Figure 2: Project Location (USGS San Jose East, Calif. 1980 and Santa Teresa Hills, Calif. 1980)

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code 6x

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

B1. Historic Name: NA
B2. Common Name: NA
B3. Original Use: Residential B4. Present Use Residential

*B5. Architectural Style: Ranch House

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

The house at 459 Piercy Road was constructed in 1954 and moved to this site in 1969. The house has a large rear addition. 469 Piercy Road was constructed in the 1990s.

*B7. Moved? No Yes Unknown Date: 1969 Original Location: Story Rd/Capital Expressway

*B8. Related Features: garage, quest house, vehicle sheds, landscaping

B9a. Architect NA b. Builder: NA

*B10. Significance: Theme Architecture Area San Jose
Period of Significance 1954 Property Type house Applicable Criteria C

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

The two 3.6 acre parcels at 459-469 Piercy Road was part of the original 10-acre Lot 5 of the 1895 Fontanoso Tract. The parcels were planted with walnut trees when Teresa and William Caprista purchased them in 1969. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP2 - House

***B12. References:**

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Teresa Caprista, Personal Communication with Ward Hill, January, 2001.

B13. Remarks:

*B14. Evaluator Ward Hill, Architectural Historian

*Date of Evaluation: January, 2001

(This space reserved for official comments)

Sketch map with north arrow required

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill *Date: January, 2001 Continuation Update

Item P3a. continued:

The rear yard has a kidney shaped swimming pool and an iron fence around the pool area (Photos 3 & 4). The simply detailed, Ranch House Style residence has a T-shaped plan and a composite hipped and gabled roof. The house faces south toward Piercy Road. Structurally, the house is stud-wall, wood-frame construction on a concrete foundation. The roof is covered with asphalt shingles and the roof has shallow, plain eaves. The exterior walls are covered with smooth stucco, except the board and batten siding on the west half of the front facade. The house has aluminum frame slider windows in a variety of sizes and configurations.

The small entrance porch is recessed at the center of the front façade. The house also has side and rear entrances (Photos 3 & 4). Inside, the house has three bedrooms, a living room, a family room, a dining room, a kitchen and two bathrooms. The rear extension (north façade) is a later addition for the family room. The wood-framed, L-shaped plan guesthouse to the rear of the main house has a gently pitched hipped roof and exterior walls covered with vertical wood siding and stucco. The building has large aluminum frame windows (Photo 5). The two-car, wood-frame garage northeast of the house has a broad gabled roof and exterior board and batten siding (Photo 6). The wood-frame garage has hipped roof and exterior walls covered with rustic siding. Attached to the west side of the garage is an open, modern, steel frame vehicle shed (Photo 7). West of this vehicle shed is a second one for four vehicles. The wood-frame shed has plywood siding (Photo 8). The house at 469 Piercy Road is a modern building dating from the last 10 years (Photo 9).

Item B10. continued:

The house at 459 Piercy Road was moved in 1969 because of the widening of the Capital Expressway (its original site was at Story Road and Capital Expressway in San Jose). The Capristas purchased the house, originally constructed in 1954, in an auction from the City of San Jose. Mrs. Caprista does not recall who originally owned the house. After it was moved to Piercy Road, the Capristas remodeled the house, including constructing a rear addition for a family room (Caprista 2000). The other four buildings north of the house – the two vehicle sheds, the garage, and the guesthouse – were constructed during the last twenty years. The house at 469 Piercy Road (on the adjacent parcel to the east) dates from the 1990s.

The historic integrity of 459 Piercy Road has been somewhat compromised because it was moved in 1969 and later remodeled. Even if 459 Piercy Road retained a higher level of historic integrity, it is a typical and modest 1950s Ranch Style house in this area of Santa Clara Valley. Many better examples of this style of house survive in the San Jose area. Given that the house was moved to the location in 1969, it also does not appear to be significant in the history of ranching and agriculture in the Edenvale area. The other buildings near the house have been built since 1969. The members of the Caprista family also do not appear to have been significant figures in local history. In conclusion, the house and related buildings at 459 Piercy Road do not appear to be eligible for the California Register or the National Register because they do not appear to be significant under Criteria A, B and C. 459 Piercy Road does not appear to be eligible for listing on the City of San Jose Historic Resources Inventory since it received only 10.6 points under the City of San Jose Historic Evaluation Criteria (see attached evaluation sheets). 469 Piercy is recent 1990s house that also does not appear to be of historic significance.

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*Resource Name of # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill *Date: January, 2001 Continuation Update



Photo 1: 459 Piercy Road - House
(view from southwest)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill

*Date: January, 2001 Continuation Update



Photo 2: 459 Piercy Road - House
(view from northeast)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name of # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill *Date: January, 2001 Continuation Update



Photo 3: 459 Piercy Road - House
(view from northwest)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill *Date: January, 2001 Continuation Update

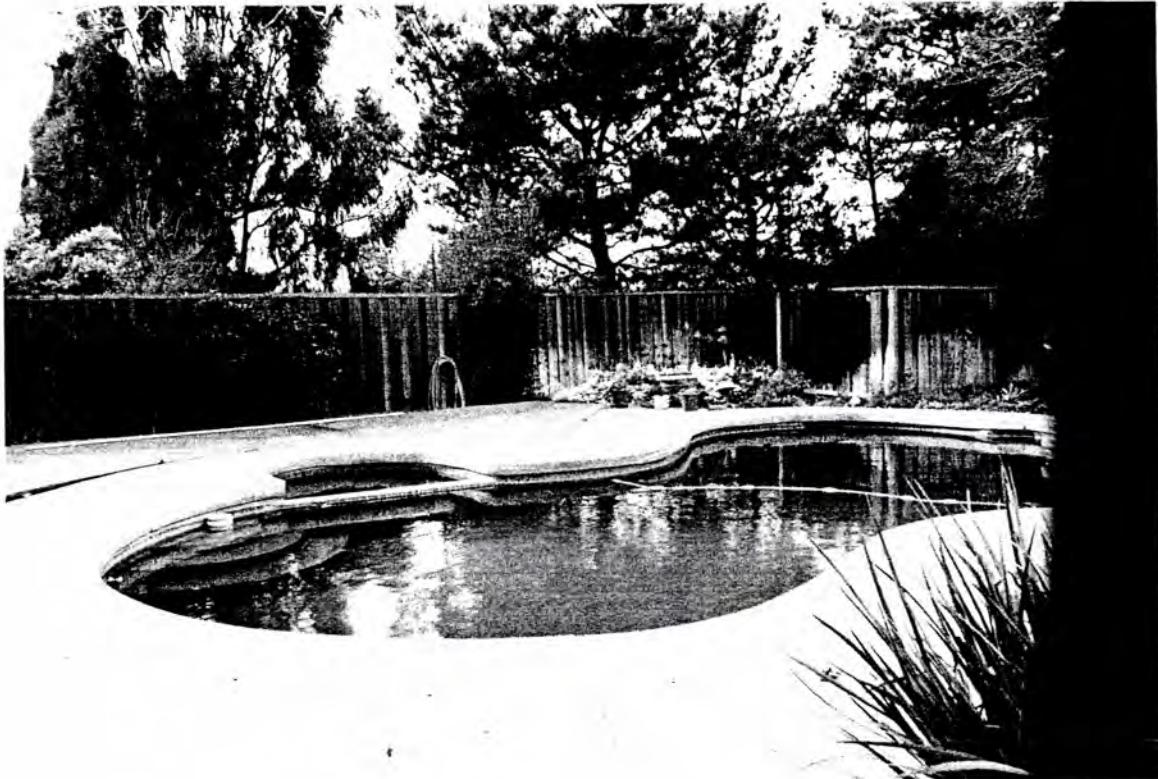


Photo 4: 459 Piercy Road –
view of swimming pool

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill *Date: January, 2001 Continuation Update

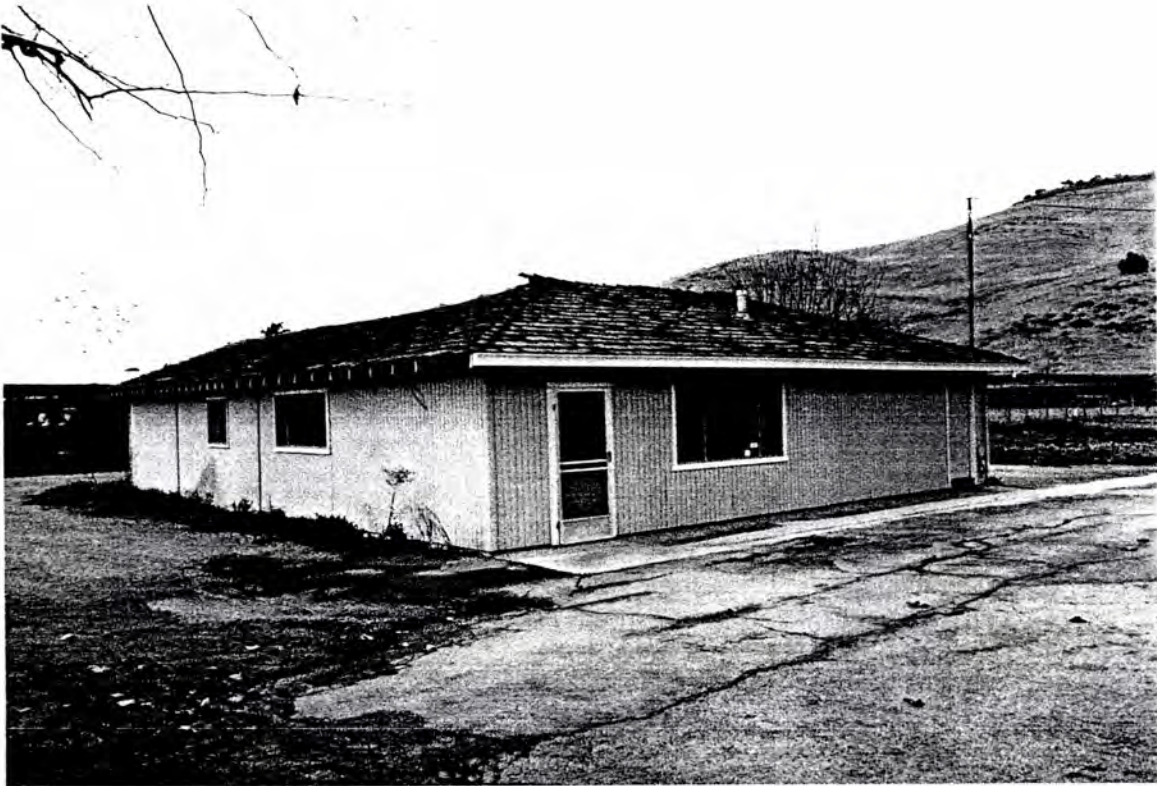


Photo 5: 459 Piercy Road - Guesthouse
(view from southwest)

CONTINUATION SHEET

Primary # _____

HRI # _____

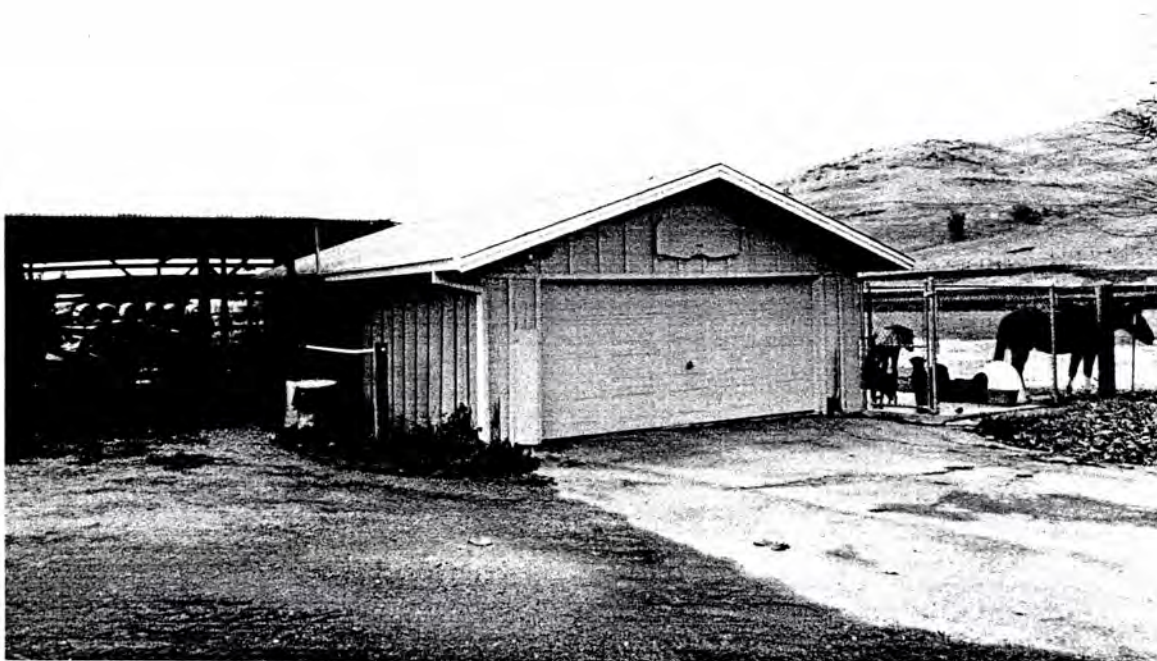
Trinomial _____

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill

*Date: January, 2001 Continuation Update



**Photo 6: 459-469 Piercy Road - Garage
(view from southwest)**

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill *Date: January, 2001 Continuation Update



Photo 7: 459 Piercy Road - Vehicle Shed
(view from southwest)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill

*Date: January, 2001 Continuation Update



Photo 8: 459-469 Piercy Road – Vehicle Shed
(view from southeast)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (assigned by recorder) 459-469 Piercy Road

*Recorded by Ward Hill *Date: January, 2001 Continuation Update



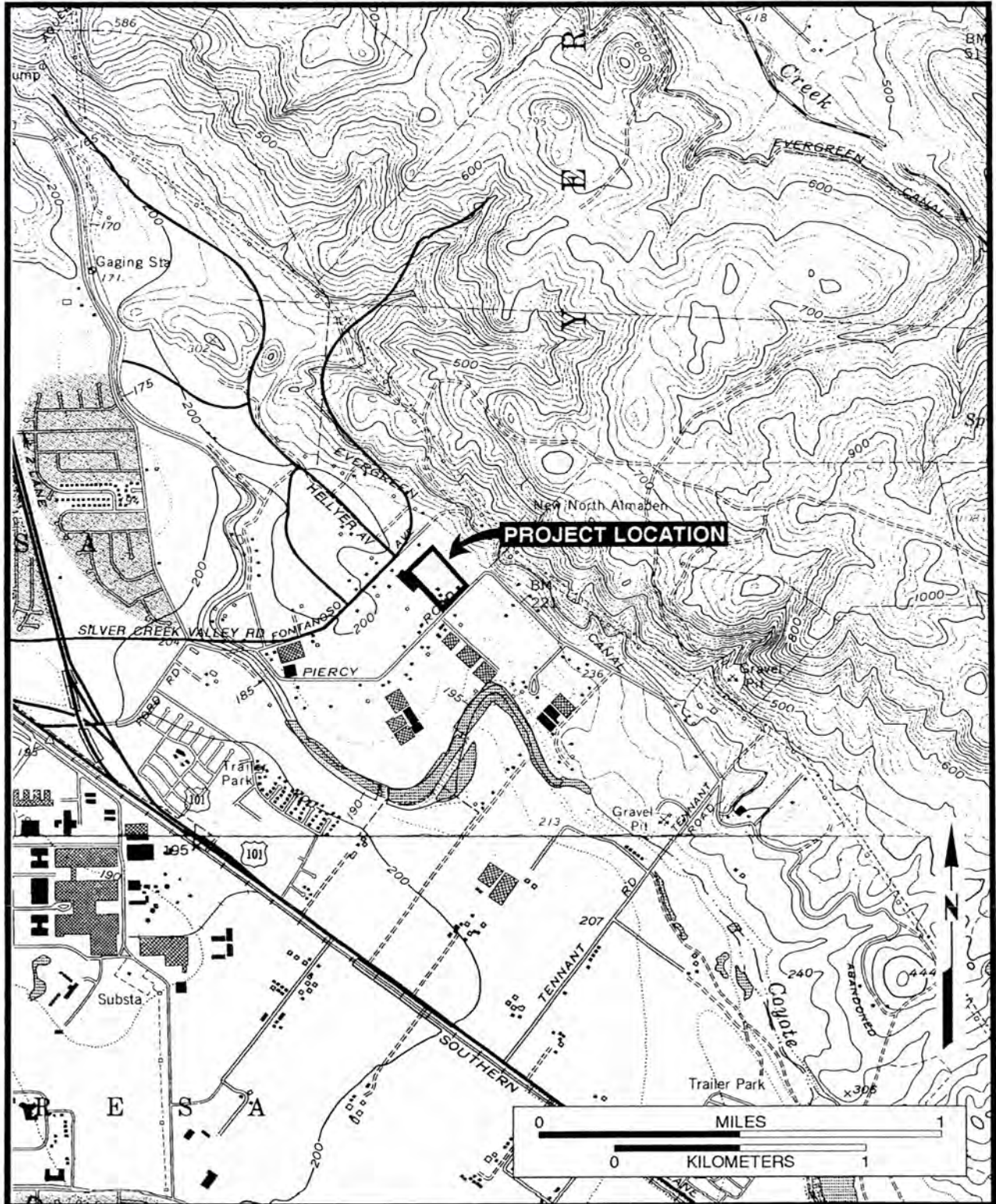
Photo 9: 469 Piercy Road - House

LOCATION MAP

Primary # _____

HRI # _____

Trinomial _____



SKETCH MAP

Primary # _____

HRI # _____

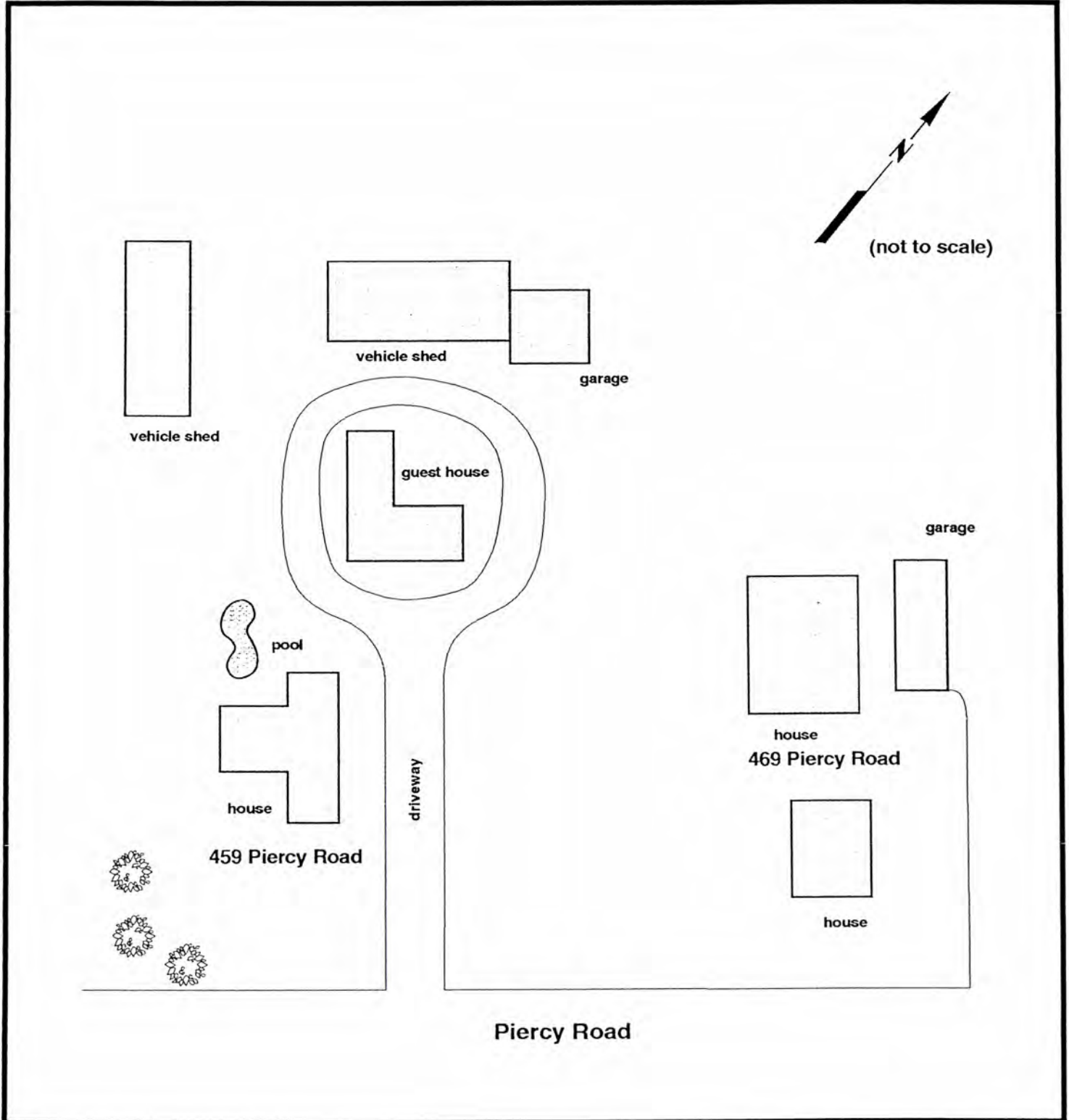
Trinomial _____

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Resource name of # (assigned by recorder) 459-469 Piercy Road

Drawn By Ward Hill

Date: January 2001



HISTORIC EVALUATION SHEET

Historic Resource Name: 459 Piercy Road

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

A. VISUAL QUALITY/DESIGN

- | | | | | | |
|------------------------|--------------------------------------|---|----|---|----|
| 1. EXTERIOR | <u>little architectural interest</u> | E | VG | G | FP |
| 2. STYLE | <u>Ranch house</u> | E | VG | G | FP |
| 3. DESIGNER | <u>not known</u> | E | VG | G | FP |
| 4. CONSTRUCTION | <u>wood - frame</u> | E | VG | G | FP |
| 5. SUPPORTIVE ELEMENTS | <u>landscaping</u> | E | VG | G | FP |

B. HISTORY/ASSOCIATION

- | | | | | | |
|------------------------|------------------|---|----|---|----|
| 6. PERSON/ORGANIZATION | <u>Cagnistas</u> | E | VG | G | FP |
| 7. EVENT | _____ | E | VG | G | FP |
| 8. PATTERNS | _____ | E | VG | G | FP |
| 9. AGE | <u>1954</u> | E | VG | G | FP |

C. ENVIRONMENTAL/CONTEXT

- | | | | | | |
|-----------------|--------------|---|----|---|----|
| 10. CONTINUITY | _____ | E | VG | G | FP |
| 11. SETTING | <u>rural</u> | E | VG | G | FP |
| 12. FAMILIARITY | _____ | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|--------------------------|-------------------|---|----|---|----|
| 13. CONDITION | _____ | E | VG | G | FP |
| 14. EXTERIOR ALTERATIONS | _____ | E | VG | G | FP |
| 15. STRUCTURAL REMOVALS | _____ | E | VG | G | FP |
| 16. SITE | <u>moved 1969</u> | E | VG | G | FP |

E. REVERSIBILITY

- | | | | | | |
|--------------|-------|---|----|---|----|
| 17. EXTERIOR | _____ | E | VG | G | FP |
|--------------|-------|---|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | | |
|-------------------------------------|--------------------|---|----|---|----|
| 18. INTERIOR/VISUAL QUALITY | <u>not visible</u> | E | VG | G | FP |
| 19. HISTORY/ASSOCIATION OF INTERIOR | _____ | E | VG | G | FP |
| 20. INTERIOR ALTERATIONS | <u>not visible</u> | E | VG | G | FP |
| 21. REVERSIBILITY/INTERIOR | <u>''</u> | E | VG | G | FP |
| 22. NATIONAL OR CALIFORNIA REGISTER | _____ | E | VG | G | FP |

REVIEWED BY: Ward Hill DATE: 1/22/2001

EVALUATION TALLY SHEET (Part I)

		<u>VALUE</u>				
A. <u>VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
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	3	
<u>SUBTOTAL:</u>					<u>3</u>	

		<u>VALUE</u>				
B. <u>HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
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	
<u>SUBTOTAL:</u>					<u>0</u>	

		<u>VALUE</u>				
C. <u>ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>		
10. CONTINUITY	8	6	3	0	3	
11. SETTING	6	4	2	0	2	
12. FAMILIARITY	10	8	4	0	0	
<u>SUBTOTAL:</u>					<u>5</u>	

<u>"A" & "C" SUBTOTAL:</u>	<u>8</u>
<u>"B" SUBTOTAL:</u>	<u>0</u>
<u>PRELIMINARY TOTAL:</u> (Sum of A, B & C)	<u>8</u>

EVALUATION TALLY SHEET (Part II)

D. <u>INTEGRITY</u>	E	VALUE		FP	
		VG	G		
13. CONDITION	0	.03	.05	.10	0 x * = 0 <small>*from A, B, C Subtotals</small>
14. EXTERIOR ALTERATIONS	--	.05	.10	.20	.05 x * = .4 <small>*from A and C Subtotals</small>
	--	.03	.05	.10	.03 x * = 0 <small>*from B Subtotal</small>
15. STRUCTURAL REMOVALS	0	.20	.30	.40	0 x * = 0 <small>*from A and C Subtotals</small>
	0	.10	.20	.40	0 x * = 0 <small>*from B Subtotal</small>
16. SITE	--	.10	.20	.40	.40 x * = 0 <small>*from B Subtotal</small>

INTEGRITY DEDUCTIONS SUBTOTAL: 0.4

ADJUSTED SUBTOTAL: 8 - .4 = 7.6
(Preliminary Total minus Integrity Deductions)

E. <u>REVERSIBILITY</u>	E	VALUE		FP	
		VG	G		
17. EXTERIOR	3	3	2	2	<u>3</u>
TOTAL:					<u>3</u>

F. <u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	E	VALUE		FP	
		VG	G		
18. INTERIOR/VISUAL QUALITY	3	3	1	0	<u>0</u>
19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
20. INTERIOR ALTERATIONS	4	4	2	0	<u>0</u>
21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>0</u>
22. NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 3

ADJUSTED TOTAL (Plus Bonus Points): 10.6