

HISTORIC REPORT

329-353 Page Street

San José, Santa Clara County, California

(APNs #277-20-044, -045, and -046)

Prepared for:

David J. Powers & Associates, Inc.

Attn: Amber Sharpe, Associate Project Manager

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San José, CA 95126

04.05.2018



ARCHIVES & ARCHITECTURE, LLC

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Introduction

Charities Housing is proposing to construct an affordable housing project of Single Room Occupancy apartments in San Jose's Buena Vista neighborhood to the west of the downtown in a portion of the community of Burbank that was annexed to the City of San José in the recent past.

Filed for entitlements with the City of San José under Special Use Permit SP17-037, the project includes proposed demolition of five residential structures and related accessory buildings that house both single and multi-family occupancies on the project site.

David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC, to conduct a historic resources study as a part of preparation of documents to be used for the City's environmental review under the California Environmental Quality Act (CEQA). The City's Planning Division within the Department of Planning, Building, and Code Enforcement (PBCE) has requested that a report such as this be submitted as a part of the development review process being undertaken for project entitlements. The practice of the City of San José is to require that this historic evaluation be done by a qualified historian when a project involves a historic property (over 50 years in age) that is or might have the potential to be a significance historic resource.

Project Description

The project consists of a six-story, 82-unit apartment complex on three parcels that have a combined size of 0.7 acres. The site is on the west side of Page Street approximately 210 feet south of West San Carlos Street in San Jose's Buena Vista neighborhood.

The new multi-family building will have 82 affordable housing studio apartments (Single Room Occupancy living facility) and include alternative parking arrangements with a combination of parking lifts and typical garage spaces.

Purpose and Methodology of this Study

This document is presented in a report format and addresses the extant buildings and related structures on the project site. It has been prepared according to the City of San José *Revised Guidelines for Historic Reports*, published on February 26, 2010.

Within the DPR523 forms attached to this report is an evaluation for historical significance for the properties that are proposed for demolition according to criteria of the California Register of Historical Resources and City of San José policies and regulations related to historic resources. The attached 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. The Evaluation Rating Sheet attached to this report "tallies" the structures according to a numerical

rating system developed by staff of the Planning Division. The ratings help to place the properties in context of other historic properties identified in San José.

The site was examined in March 2018 by Franklin Maggi. Digital photographs of the exterior of the buildings and views of the adjacent setting were taken at that time. Photographic documentation is included within the DPR523 forms.

Historical research was conducted by the staff of Archives & Architecture and consisted primarily of review of secondary sources of historical information. The research and historical investigation were 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).

Previous Surveys and Historical Status

The buildings on this site have not been previously recorded as part of any historical survey or review for individual historic significance. The area was surveyed by the County of Santa Clara in the early 1990s, and a report, *Burbank Historic Home Survey* was produced in February 1993 (revised 1994). None of the subject properties were individually evaluated in that report.

Summary of Findings

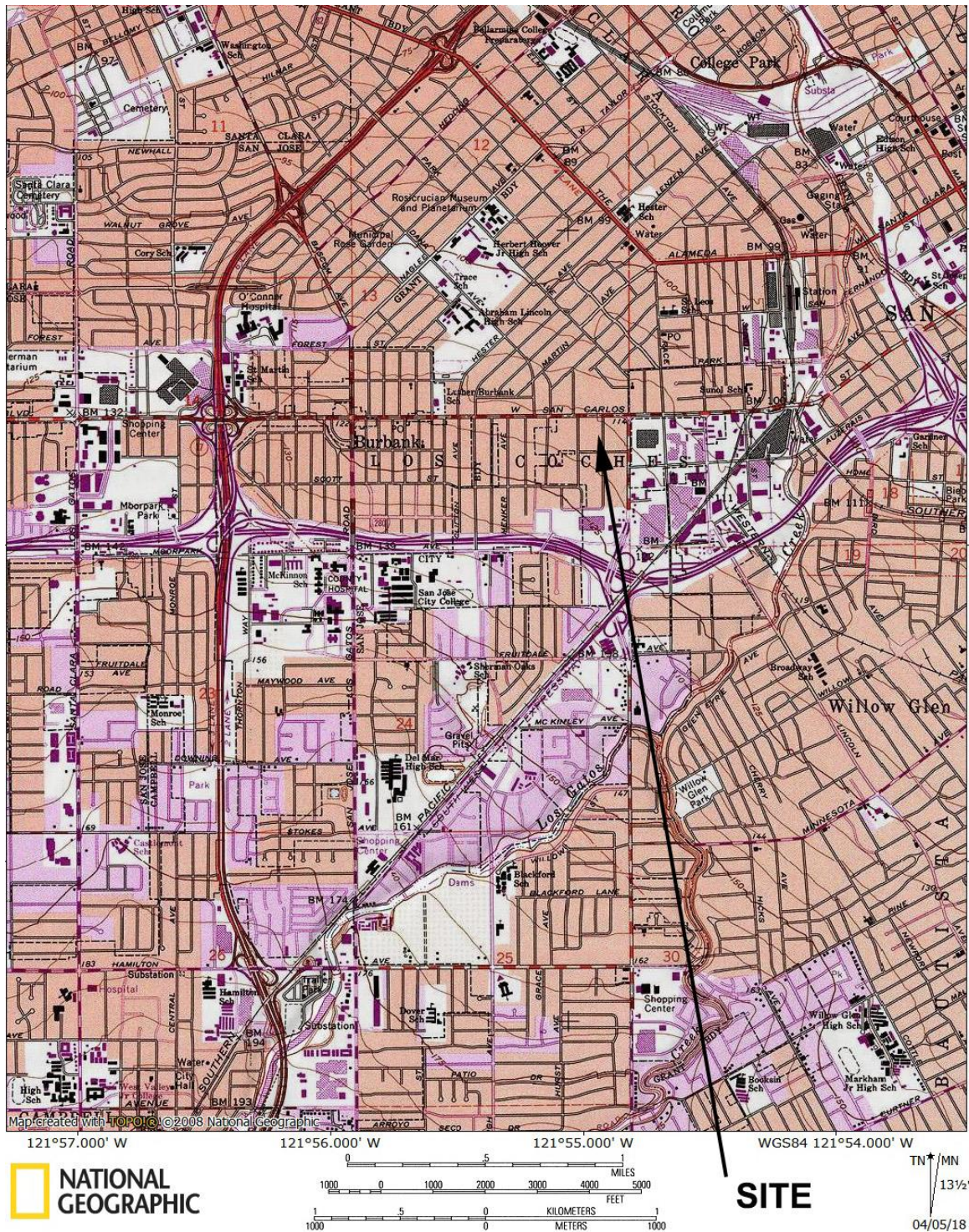
This survey and study evaluates the potential historic significance of the site and related buildings to determine if any of the properties are significant under the California Environmental Quality Act (CEQA) or qualify as San Jose City Landmark structures, and if so, to determine if the project proposed for the site would or would not have an adverse effect on historic resources.

In considering the potential significance of the property and related buildings, based on the City of San José criteria for historical significance, the residential structures on this site, addressed as 329-353 Page St., were not found to exhibit individual character and interest in a way that reflects the heritage and cultural development of the city in a significant way under CEQA. While the buildings are all from the first half of the twentieth century and part of the early development of the Burbank community, the buildings do not represent this historic development in a significant way.

The style, design and construction of these residential structures have no significant identifiable architectural character, and lack association with important developments in residential architecture of the period. Their physical characteristics are not distinctive in a way to enable eligibility to the California Register of Historical Resources or as City Landmark structures. When scored with the City's tally system, none of the properties reach the threshold for listing on the San Jose Historic Resources Inventory. Demolition

and construction of a new building on this site will not have a significant effect on the environment under the California Environmental Quality Act.

Location Map



Bibliography

The Bibliography for this report is embedded within the individual DPR523 forms.

Qualifications of the Consultants

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, in addition to staff historians, are qualified historical consultants. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, has been constituted in its current form since 2003, and became an LLC in 2008.

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 in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Attachments

(3) DPR523 forms and City of San Jose Evaluation Rating Sheets (tally forms)

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) Sedderson House
P1. Other Identifier: 31 Page St.

*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.1E.; Mount Diablo B.M.
c. Address 329 Page St. City San Jose Zip 95126
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 596066mE/ 4131225mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 277-20-044
West side of Page Street south of West San Carlos Street.

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

The one-story wood-framed house at 329 Page St (previously addressed as 31 Page St.), is a vernacular Craftsman House, built around 1915, within the first ten years after establishment of the Maypark Half Acres subdivision in the community of Burbank. The house is generally rectangular in shape, covered by an asphalt shingled, front-gabled roof of moderate slope. The building has a recessed porch offset to the right of the front façade covered by a cross-gabled roof the extends forward beyond the front façade and below the primary roof plane. The roof has deep eaves and large braces and is associated with Craftsman styled houses of the period. The moderate roof pitch of the main roof, and the low eave across the front porch gives the house a horizontal appearance at the front, an influence deriving from the Prairie School houses built locally during the second decade of the twentieth century.

(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 southwest,
March 2018.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1915, Sanborn maps, 103
years old.

*P7. Owner and Address:

Page Street LP
1400 Parkmoor Ave. STE 190
San Jose, CA 95126

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

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

*P9. Date Recorded: April 2, 2018

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: Historic Report for 329-353 Page Street, San Jose, Santa Clara County, California 2018.

*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 4/3/2018

☒ Continuation ☐ Update

The wood wall-framing sits on a concrete foundation and is sheathed with stucco. This stucco cladding is pervasive throughout the exterior building walls from ground to eave, and has the original rough texture found on residential buildings during this period. The chimney on the south elevation of the building is angled upward, but the walls above the roof line have been redone and now are surfaced smooth.

The gabled ends of the roof have large wood rake fascia boards that are perched above 6x6 wood outriggers that project outward beyond the fascia line. These outriggers have wide 2x6 wood braces that are set into the stucco walls. The deep side eaves have exposed rafter tails under plank roof boards that are edged with shallow fascia boards. The eaves generally lack gutters, although each side of the building has a small downspout that drops down from the inside eave.

The cross-gable open front porch roof rests on large stucco-clad flared bases. The bases are capped above head-level and have a constricted-sized post rising above them with stucco cladding that merges into the gabled and side headers of the open porch. A slight curve merges the transition giving the porch an arched look. The base of the porch is concrete with four risers that step up to the house floor level.

Much of the fenestration is original wood sash and frames embedded in the stucco. The windows are a mix of double-hung sash, fixed casements, and a focal window at the front that has a tripartite mix of main focal window, narrow side double-hung windows, and a transom above.

The main porch entry to the house has two front doors. Both side elevations also contain exterior doors, but the rear of the house is door-less. The doors are a mix of original and modern replacements.

The rear of the house has a small open patio of concrete at grade, and basement access doors. The deep rear yard is open to the properties to the south and contains a double garage on the north property line that appears to have been constructed in the 1920s from salvage wood material. This accessory structure was likely built in two phases given the mix of siding material. It is rectangular and with a shed roof that rises to the front (south) elevation that contains openings that have received various claddings over time.

The site has a mature tree in front of the garage and the rear has additional scrub vegetation. The front setback has lawn with some older bottle brush shrubs against the front wall as well as trimmed bushes that frame the side of the front porch. The driveway and rear of the site is unpaved, although the front setback has a concrete walkway that leads to the front porch. While the house and front setback appear well-maintained, the site as a whole is lacking in residential property features with areas either unimproved, or as in the case of the garage, is exhibiting excessive deterioration.



Viewed facing west from Page Street

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*Resource Name or # (Assigned by recorder) Sedderson House

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update



View of rear of house facing north.



North side elevation viewed facing east.



Garage structure viewed facing northeast

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) Sedderson House

B1. Historic Name: None

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single or two-family residential

*B5. Architectural Style: Craftsman

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

Constructed circa 1915. Garage likely built in early 1920s.

Annexed to City of San Jose under Buena Vista No_2, November 19, 2008.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/a

Original Location: N/a

*B8. Related Features:

Garage

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Burbank/Del Monte SNI

Period of Significance 1915 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 subject property is located in a recently annexed area known as Burbank. This large residential neighborhood developed in unincorporated Santa Clara County and is located to the west of downtown San José. It is within the Burbank/Del Monte Strong Neighborhoods Initiative Planning Area. To the north of Burbank are the Rose Garden and Shasta/Hanchett residential neighborhoods of San José, and to the southeast is a large commercial area at the southwest corner of Meridian and Parkmoor Avenues. Today the subarea that this property is located in is known as the Buena Vista Neighborhood, which lies between Leigh and Meridian Avenues.

The Burbank area, prior to its development during the early twentieth century, was part of the grazing lands of Mission Santa Clara and later part of the *Rancho de los Coches*. By 1873, 220 acres of this western portion of the rancho was purchased by Elisha Lafayette Bradley during a period when rangeland evolved into a horticultural district.

In 1903, the San José & Los Gatos Interurban Railroad was constructed along the south side of present day West San Carlos Street and Stevens Creek Blvd. to Meridian Corners where it turned south on Saratoga Avenue to the towns of Saratoga and Los Gatos. Easy access to the Interurban from adjacent lands encouraged the development of residential subdivisions west of downtown

(Continued on next page, DPR523L)

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

*B12. References:

San Jose building permits
Polk/Husted Directories
Sanborn Map Company, maps 1915-1962.
Santa Clara County Clerk-Recorder, Official Records.
Thomas Bros. block books, 1924-1943.
US Federal Census 1910-1940.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: April 2, 2018



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Sedderson House

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update

José. The six first suburban residential subdivisions in this area were first offered to the public between 1904 and 1908, with others soon followed.

As the community of Burbank developed during this period, it stabilized as an unincorporated place, a unique suburban district of houses associated with families of moderate means. The period of significance in which most development in the area occurred is 1904-1940.

The subject property is the south half of Lot 3 of Block 2 of Maypark Half Acres, created in 1908 (Maps M:47). Page Street was created as a part of this subdivision.

The original lots of Maypark Half Acres were 90 feet wide and 225 feet deep. The May Park Subdivision had promoted itself as an exclusive residential development, closer in character to nearby Hanchett Park than to the Rose Lawn or Interurban Park subdivisions to the west. However, the large lot sizes were oriented towards prospective purchasers who wanted to incorporate urban agricultural into their home life and be self-sufficient. This initial concept did not gain traction however, and most of the half acres lots were later subdivided in narrow but deep house lots.

The single-family residence on this property was built around 1915 and the lot was split off from the house lot to the north.

The first resident was Mrs. Minnie M. Farrell, the widow of Edward Farrell. Mrs. Farrell had been born in the early 1860s and had married Addison B. Farrell in the late 1880s and settled on an orchard in the Campbell/Cupertino area. Addison died in the first decade of the twentieth century leaving his wife Minnie and four children. Minnie moved off the ranch after 1913 and lived temporarily in this new house on Page Street by 1916 but remained only briefly until buying a house nearby on Garland Avenue in the St. Leo's neighborhood.

George W. Settergran and his wife Suzie were the first owner/residents based on directory listings and assessment block books, but they moved to Santa Clara by the mid-1920s. George, who was born in Kansas in 1892, worked as a presser at Vapor Dry Cleaning. By the time of their move, they also owned the lot to the north.

By 1926 the house was vacant for a couple of years, but by 1928 it was rented by Chester and Kathy Simpson. Chester worked as a motorman, and he and Kathy rented the house until acquired in 1930 by Lee J. Curtis and his wife Lillian. Lee, born in Kansas in 1878 was a painter at the time. In 1935, the Curtis family had moved, and the house was acquired by Joseph and Gladys Santora. Joseph was an electrician, and the Santora lived on the property during a time when the address was changed from 31 to 329 Page St. They remained until the late 1940s, when the property was listed as occupied by Henry and Mary Eales. Henry was a manager of Union Oil Company, and it appeared that they were renters, as were the subsequent occupants, Maurine Crutcher, Helen Shake, and then Molly Noack. The house has continued to be a rental in subsequent years, owned by David Reichard until the mid-1980s when his estate sold the property to Bruce and Laura Powell. The house may have been converted to a duplex at some point, but that could not be determined as a part of this study.

Integrity: the house maintains a fairly high level of historic integrity per the National Register's seven aspects of integrity. It maintains its original location within the Maypark Half Acres in the Burbank area of San Jose. It is still surrounded residential properties, although new multi-family development has recently occurred across Page Street that has changed the character of the neighborhood somewhat, although remaining residential. The building has integrity with its original Craftsman design, including its original roof form and composition of stucco walls and wood detailing. Other buildings of this era might have more elaborate representations of trim and workmanship; however, this building includes simple Craftsman joinery techniques for its era. Its original character-defining materials have been preserved, including stucco walls, wood roof structure, and windows. The building retains its early twentieth-century form, scale, and feeling and continues, through its location, setting, design, and form, to illustrate its associations with minor patterns of development in greater San José.

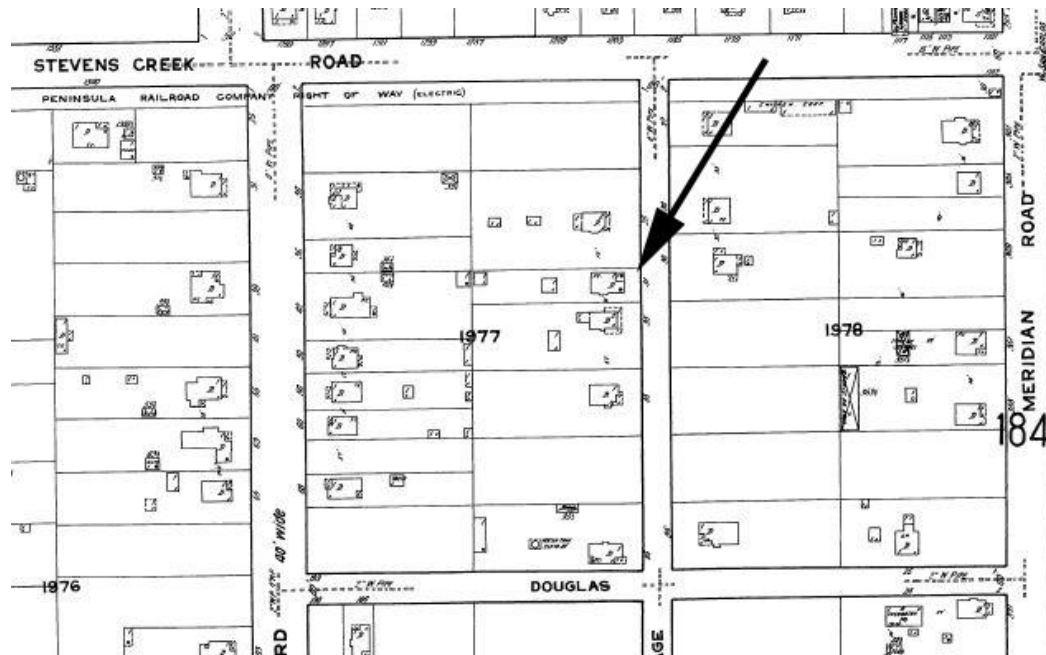
EVALUATION

The subject house is a vernacular dwelling built in the Craftsman style. The design, although simple in form, has detailing in the front façade that defines its character in the context of the early twentieth century Craftsman houses. It has been occupied by a number of residents over the years and appears to have mostly been used as a residential rental unit. The residents have been from various working-class occupations.

None of the residents associated with the property are known to be historically significant personages during their occupancy. Most of the men were artisans or laborers, and the directories do not list occupations associated with their wives or other women tenants.

The property was developed as an attempt to continue a unique subdivision concept in the Burbank area during a brief period when land developers attempted to market rural subdivisions that encouraged self-sufficiency while at the same time were within reach of local urban employment areas. This form of development was popularized during the first and second decades of the twentieth century and continued to have some popularity until about World War II, but this particular neighborhood appears to have quickly intensified and was re-subdivided into small lots. Many of the remnant large lots were redeveloped into commercial and multi-family use due to the lot sizes and urban development pressures as San José expanded rapidly during the post-war period. The subdivision as it exists today no longer represents the early phase of development that occurred during the decades after 1908 when it was created.

The property does not appear to be eligible for the California Register of Historical Resources under any of the Criteria, as the property does not represent adequately a significant pattern of development of the city nor is associated with important events and is not associated in a primary or secondary way with people important to our past. Although the house can be distinguished as a circa 1915 Craftsman house in the neighborhood for its sensitive design and good condition, it is not a distinctive representation of Craftsman residential architecture that permeated the region in the first quarter of the twentieth century. When evaluated within the City of San José Evaluation Rating System, it scores 32 points, indicating it falls below the point score for listing on the San José Historic Resources Inventory as a Structure of Merit, and therefore would not meet the minimum qualifications for designation as a City Landmark.



1915 Sanborn Company map excerpt showing house when initially built

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

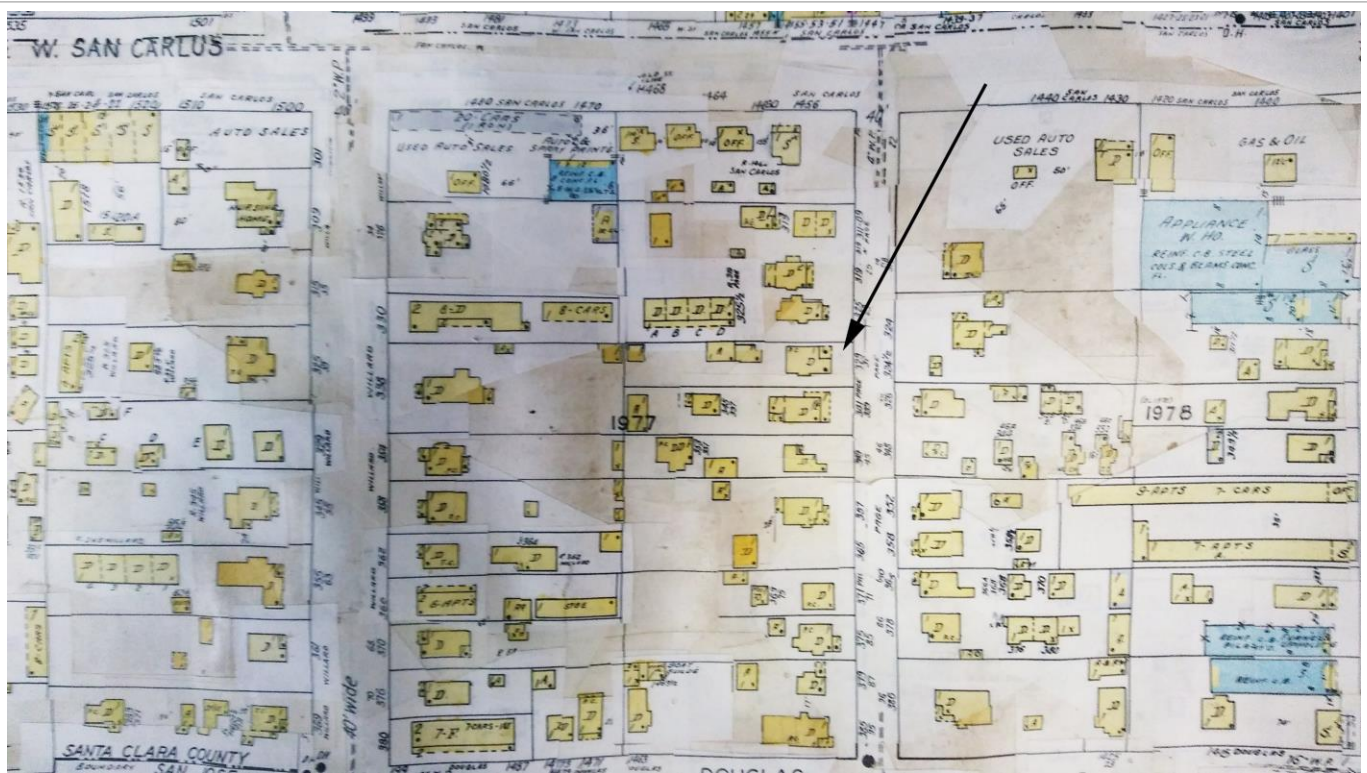
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*Resource Name or # (Assigned by recorder) Sedderson House

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update



1932 Sanborn Company map excerpt showing garage.

HISTORIC EVALUATION SHEET

Historic Resource Name: 329 Page St.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Identifiable visual value			X	
2. STYLE	Craftsman design			X	
3. DESIGNER	Vernacular Craftsman House			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	Tertiary importance (Maypark Half Acres)			X	
9. AGE	1915			X	

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Area of secondary importance			X	
11. SETTING	Compatible			X	
12. FAMILIARITY	Familiar in neighborhood only			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Minor surface wear	X			
14. EXTERIOR ALTERATIONS	Minor changes	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: 04/03/18

EVALUATION TALLY SHEET

Historic Resource Name: 329 Page St.

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
<u>A. VISUAL QUALITY / DESIGN</u>								
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	
<u>B. HISTORY / ASSOCIATION</u>								
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	3		8	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
10. CONTINUITY	8	6	3	0	3			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	4		9	29
					(SUM OF A+C) =	21		
<u>D. INTEGRITY</u>								
13. CONDITION	.00	.03	.05	.10	0	x	29	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	21	0.0
	.00	.03	.05	.10	0	x	8	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	21	0.0
	.00	.10	.20	.40	0	x	8	0.0
16. SITE	.00	.10	.20	.40	0	x	8	0.0
							0.0	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								29
<u>E. REVERSIBILITY</u>								
17. EXTERIOR	3	3	2	2	3			32
EVALUATION TOTAL: (Adjusted subtotal)								32.00

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) Brimhall House
P1. Other Identifier: 35 Page St.

*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.1E.; Mount Diablo B.M.
c. Address 341 Page St. City San Jose Zip 95126
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 596062mE/ 4131207mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 277-20-045
West side of Page Street south of West San Carlos Street.

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

The one-and-one-half story wood framed house at the front of the lot at 341 Page St (previously addressed as 35 Page St.), is a vernacular National style building, constructed sometime in the nineteenth century, and relocated onto this site around 1912. The site was developed within the first four years after establishment of the Maypark Half Acres subdivision in the community of Burbank. The house is generally rectangular in shape, covered by an asphalt shingled, front-and-rear gabled steeply pitched roof. The building has a wrap-around front porch offset to the right of the front façade covered by a flat roof. The rear has an addition that has been expanded over time across the full width of the house with the roof reframed with gable at the rear. The roof has moderately deep boxed eaves with exposed rafters under the eave at the front and rear gables.

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Multiple 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 west, March 2018.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Pre-1912 and 1920s, Polk Directories.

*P7. Owner and Address:

Page Street LP
1400 Parkmoor Ave. STE 190
San Jose, CA 95126

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

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

*P9. Date Recorded: April 2, 2018

*P10. Survey Type: (Describe)

Intensive

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

Archives & Architecture, LLC: Historic Report for 329-353 Page Street, San Jose, Santa Clara County, California 2018.

*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) Brimhall House

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update

The siding is wood clapboard, common to National style houses of the 1860s and 1870s, but also used during the second decade of the twentieth century on Craftsman-styled houses. The front gable is faced with shingles, matching the siding on the second dwelling located to the rear of this house, and may have been added at the time of construction of that house. Other aspects of the siding and front porch elements indicate a relocated building, such as the oversized replacement siding at the stem wall, the rebuilt porch of dis-similar materials, and the joinery details.

The original rear addition was offset to the north. Since the 1930s, this wing was expanded, and today has a wide rear-gabled roof that was apparently reworked as a part of the building renovation in the 1930s. The rear door and its hood is an added feature.

Fenestration is a mix of some original or early double-hung wood windows to replacement vinyl inserts and well as some mix-twentieth century aluminum sliders. The upper windows in the front façade appear to have been added at a time when a door opening led to the walk-around porch. The large rear upper window is of recent vintage.

The rear dwelling is a modest cottage consisting of a simple rectangle with front and rear gabled roof. The roofing is asphalt shingles, and the apex of the gables has a small cross-piece at front and rear. A small shed addition has been added to the rear.

This building sits low to the ground, with a porch insert to the right that is partially enclosed. Fenestration consists of a mix of window types, most are replacements.

At the rear of the site is a wide two-car garage with sliding doors. It appears to be of early construction, but of make-shift construction. The shed roof rises to the front and is covered by corrugated metal.

The site is open to both adjacent properties and lacking in amenities and is unpaved other than some random concrete slabs at the center and rear of the site. The front setback has lawn and overgrown shrubs.



View facing west showing front porch and driveway.

Page 3 of 7

*Resource Name or # (Assigned by recorder) Brimhall House

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update



Small secondary dwelling unit, viewed facing west.



Secondary dwelling unit from rear, viewed facing northeast with main house in distance.

Page 4 of 7 *Resource Name or # (Assigned by recorder) Brimhall House

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update



Rear garage on right, viewed facing southwest.

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

Primary #
HRI #

Page 5 of 7

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Brimhall House

B1. Historic Name: Louis Brimhall House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Two family residential

*B5. Architectural Style: National Style and Minimal Traditional

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

Constructed or relocated onto site around 1912.

Annexed to City of San Jose under Buena Vista No_2, November 19, 2008.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: Unknown

Original Location: Unknown

*B8. Related Features:

Garage at rear.

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area Burbank/Del Monte SNI

Period of Significance 1912 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 subject property is located in a recently annexed area known as Burbank. This large residential neighborhood developed in unincorporated Santa Clara County and is located to the west of downtown San José. It is within the Burbank/Del Monte Strong Neighborhoods Initiative Planning Area. To the north of Burbank are the Rose Garden and Shasta/Hanchett residential neighborhoods of San José, and to the southeast is a large commercial area at the southwest corner of Meridian and Parkmoor Avenues. Today the area that this property is located within is known as the Buena Vista Neighborhood which lies between Leigh and Meridian Avenues.

The Burbank area, prior to its development during the early twentieth century, was part of the grazing lands of Mission Santa Clara and later part of the *Rancho de los Coches*. By 1873, 220 acres of this western portion of the rancho was purchased by Elisha Lafayette Bradley during a period when rangeland evolved into a horticultural district.

In 1903, the San José & Los Gatos Interurban Railroad was constructed along the south side of present day West San Carlos Street and Stevens Creek Blvd. to Meridian Corners where it turned south on Saratoga Avenue to the towns of Saratoga and Los Gatos. Easy access to the Interurban from adjacent lands encouraged the development of residential subdivisions west of downtown

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

*B12. References:

San Jose building permits
Polk/Husted Directories
Sanborn Map Company, maps 1915-1962.
Santa Clara County Clerk-Recorder, Official Records.
Thomas Bros. block books, 1924-1943.
US Federal Census 1910-1940.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: April 2, 2018



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 6 of 7

*Resource Name or # (Assigned by recorder) Brimhall House

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update

José. The six first suburban residential subdivisions in this area were first offered to the public between 1904 and 1908, with others soon followed.

As the community of Burbank developed during this period, it stabilized as an unincorporated place, a unique suburban district of houses associated with families of moderate means. The period of significance in which most development in the area occurred is 1904-1940.

The subject property is the north half of Lot 4 of Block 2 of Maypark Half Acres, created in 1908 (Maps M:47). Page Street was created as a part of this subdivision.

The original lots of Maypark Half Acres were 90 feet wide and 225 feet deep. The May Park Subdivision had promoted itself as an exclusive residential development, closer in character to nearby Hanchett Park than to the Rose Lawn or Interurban Park subdivisions to the west. However, the large lot sizes were oriented towards prospective purchasers who wanted to incorporate urban agricultural into their home life and be self-sufficient. This initial concept did not gain traction however, and most of the half acres lots were later subdivided in narrow but deep house lots.

The single-family residence on the front portion of this property was likely relocated onto the site around 1912 and was sited on the north half of what was then a larger half-acre parcel. The south half of this parcel that now contains the two houses at 349 and 353 Page Street was later split off from the house lot to the north and is no longer part of the subject parcel. The owner of the original half acre lot at the time of development was Louis Brimhall, a carpenter.

Louis Brimhall was born in 1868 and had lived in San Jose for a number of years. Prior to 1912, he was living in San Francisco, perhaps due to work associated with the rebuilding of that city after the 1906 Earthquake. By 1912-1913 he had returned to San Jose and bought this property within the Maypark Subdivision – the lot having been created just four years previously. The structure itself appears much older and was probably built in the nineteenth century. As was common in San Jose and its environs during this period, as the population grew, older houses were replaced with more modern buildings, but the older houses were often salvaged by moving them out of the central San Jose area and then remodeling them for continued use. This type of project would have been simple for a carpenter like Brimhall to undertake, and he remained at this property only a few short years before selling the property and moving on.

After Brimhall moved out, the property served as a residential rental for a couple of years, and continued to be addressed as 35 Page St, changing later to 339 Page St. In 1918 it was the brief home of Reverend J. W. Kramer, but by 1920 had been bought by H. W. Linn, a saw filer, who owned it until the late 1930s. The south half was split off by 1924, and it was during this period of ownership that the second dwelling unit was constructed to the rear of the original house. It is also likely that the south wrap-around porch of the front house was removed at the time of the lot split to accommodate the driveway along the south property line. The original address of the rear house is unknown, but was later listed as 337 Page St., and later changed to 345 Page St. when the address of the front house was changed to 341 Page St. In 1939 T. E. Rose purchased the now quarter-acre lot containing the two houses that also contained the wide garage at the rear of the property that exists today. Rose and his wife Florence were residents of Los Gatos and used the property as a rental. They sold the property by 1950 to John and Dorothy Almada, who lived in the front house and rented out the rear. The Almadas were residents for a while, but by the 1960s the property was a residential rental for a large number of transient tenants that has continued into the present.

Integrity: the house maintains a low level of historic integrity per the National Register's seven aspects of integrity. It appears to have been moved to this location from an unknown donor site. It is still surrounded residential properties, although new multi-family development has recently occurred across Page Street that has changed the character of the neighborhood somewhat, although remaining residential. The building has limited integrity to the original National style design, with windows, porches, and additions constructed after the building had been relocated. Other buildings of this era might have more elaborate representations of trim and workmanship; however, this building includes simple joinery techniques for its era. Its original character-defining materials are limited. The building does not retain its nineteenth century form and feeling. The rear dwelling is vernacular and appears to have changed little since its construction early in the twentieth century.

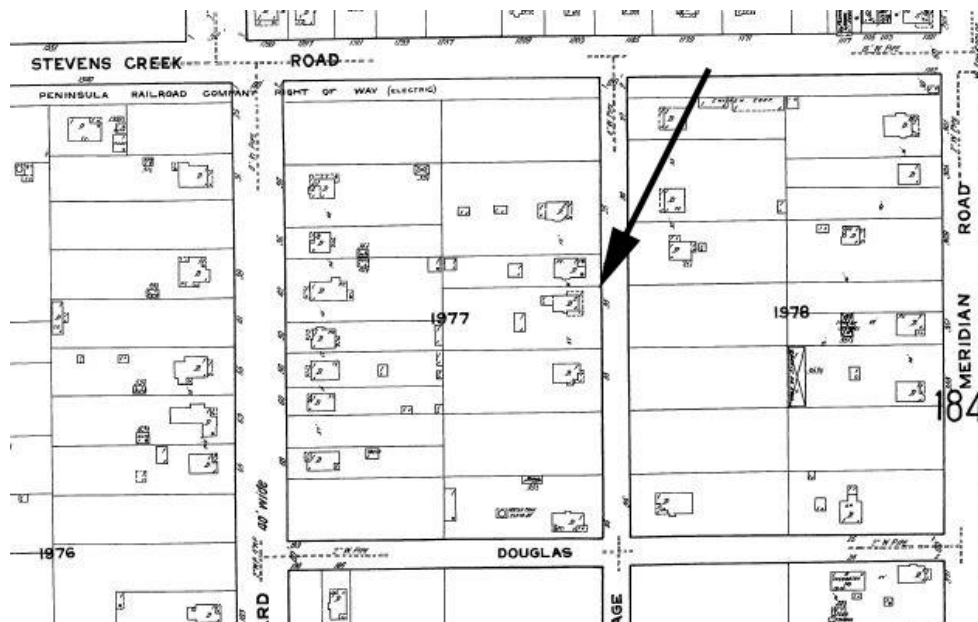
EVALUATION

The subject property contains two vernacular dwelling units, with one appearing to have been relocated onto the site around 1912. The designs are simple in form, and the primary house has been modified and no longer is representative of its nineteenth century origins. The houses have been occupied by a number of residents over the years and appear to have mostly been used as residential rental units, with some brief periods when they were owner occupied. The residents have been from various working-class occupations.

None of the residents associated with the property are known to be historically significant personages during their occupancy. Most of the men were artisans or laborers, and the directories do not list occupations associated with their wives or other female residents.

The property was developed as an attempt to continue a unique subdivision concept in the Burbank area during a brief period when land developers attempted to market rural subdivisions that encouraged self-sufficiency while at the same time were within reach of local urban employment areas. This form of development was popularized during the first and second decades of the twentieth century and continued to have some popularity until about World War II, but this particular neighborhood appears to have quickly intensified and was re-subdivided into small lots. Many of the remnant large lots were redeveloped into commercial and multi-family use due to the lot sizes and urban development pressures as San José expanded rapidly during the post-war period. The subdivision as it exists today no longer represents the early phase of development that occurred during the decades after 1908 when it was created.

The property does not appear to be eligible for the California Register of Historical Resources under any of the Criteria, as the property does not represent adequately a significant pattern of development of the city nor is associated with important events and is not associated in a primary or secondary way with people important to our past. Although these two houses can be identified from their era of construction, they lack sensitive residential design and are not in good condition. They therefore are not distinctive representations of their time and period in architecture. When evaluated within the City of San José Evaluation Rating System, the property as a whole scores 16.82 points, indicating it falls below the point score for listing on the San José Historic Resources Inventory as a Structure of Merit, and therefore would not meet the minimum qualifications for designation as a City Landmark.



1915 Sanborn Co. map showing house shortly after established on this site.

HISTORIC EVALUATION SHEET

Historic Resource Name: Brimhall House - 341 Page St.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				X
2. STYLE	Of no particular interest				X
3. DESIGNER	Of no particular interest				X
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	Garage and secondary house			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	Tertiary importance (Maypark Half Acres)			X	
9. AGE	Nineteenth century		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	Considerable surface wear			X	
14. EXTERIOR ALTERATIONS	Minor changes		X		
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Relocated from site unknown				X

E. REVERSIBILITY

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

REVIEWED BY: Franklin Maggi

DATE: 04/03/18

Historic Resource Name: Brimhall House - 341 Page St.

1. EXTERIOR
2. STYLE
3. DESIGNER
4. CONSTRUCTION
5. SUPPORTIVE ELEMENTS

E	VG	G	FP	Value
16	12	6	0	0
10	8	4	0	0
6	4	2	0	0
10	8	4	0	0
8	6	3	0	3

**Cumulative
sub-total**

6. PERSON / ORGANIZATION
7. EVENT
8. PATTERNS
9. AGE

E	VG	G	FP	
20	15	7	0	0
20	15	7	0	0
12	9	5	0	5
8	6	3	0	6

10. CONTINUITY

11. SETTING

12. FAMILIARITY

E	VG	G	FP	
8	6	3	0	0
6	4	2	0	2
10	8	4	0	4

(SUM OF A+C) =

13. CONDITION

14. EXTERIOR ALTERATIONS

15. STRUCTURAL REMOVALS

16. SITE

E	VG	G	FP	
.00	.03	.05	.10	0.05
.00	.05	.10	.20	0.05
.00	.03	.05	.10	0.03
.00	.20	.30	.40	0
.00	.10	.20	.40	0
.00	.10	.20	.40	0.4

6

20

9

ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)

13.82

17. EXTERIOR

E	VG	G	FP
3	3	2	2

3

16.82

EVALUATION TOTAL: (Adjusted subtotal)

16.82

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) Gardner House and Rental
P1. Other Identifier: 45 Page St.

*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.1E.; Mount Diablo B.M.
c. Address 353 Page St. City San Jose Zip 95126
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 596048mE/ 4131193mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 277-20-046
West side of Page Street south of West San Carlos Street.

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

This deep quarter-acre site has two residential buildings and a large garage structure. The site is merged with the two residential properties to the north. The one-story house at the front of the property is the earliest to be constructed on the site and served as an owner-occupied residence from around 1924 to mid-century. It is vernacular in character and has additions at the front and side. The rear dwelling was built sometime before 1932, but it does not show up in Polk-Husted directories until the late 1940s. The front house has since be split into two units.

The main house was originally a simple rectangle with front and rear gabled ends. The siding is wood clapboard, which may have been added to a more vernacular structure that had been moved onto the site. The two additions, one at the north elevation, and the other attached to the

(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 southwest,
March 2018.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1924, Thomas Bros. block
books, 94 years old.

*P7. Owner and Address:

Page Street LP
1400 Parkmoor Ave. STE 190
San Jose, CA 95126

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

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

*P9. Date Recorded: April 2, 2018

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: Historic Report for 329-353 Page Street, San Jose, Santa Clara County, California 2018.

*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)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 6

*Resource Name or # (Assigned by recorder) Gardner House and Rental

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update

front façade, are additions that had existed at the time of the 1932 Sanborn Company fire insurance map and may have been a part of the original placement of the house on the site.

The house is covered by an asphalt shingled roof of moderate slope. The front wing is offset to the left and has a front gabled roof that is subsidiary to the main roof. The side addition has a lean-to roof positioned below the main roof. All of the roofing sections have been guttered with modern aluminum gutters and downspouts.

The wood wall-framing sits on a concrete foundation, and the porches both have concrete bases. The front wing may have been the original front porch but was enclosed with the building was split into two units. All of the fenestration appears to be modern replacements, as are the front doors to the units.

The rear dwelling is also a simple vernacular building in the shape of a rectangle, with an addition to the south side elevation and an attached front porch canopy. The building has a main gable roof with the gables to the side, and shallow eaves with modern gutter and downspout replacements. The siding is an unusual wide board with false bead at the center, and the trimwork consists of simple flat boards. The building sits on a perimeter concrete foundation. The fenestration has all been replaced with modern window slider units.

The large three-car garage structure along the south property line is situated between the two houses but matches the detailing of the rear house. It is a shed structure with horizontal wood siding and vertically placed dog-eared siding above. An additional garage has been built at the rear of the site and is constructed of make-shift materials such as modern OSB boards.

The site is generally devoid of typical residential landscaping except for a large pepper tree at the front and a few large trees at mid-site and to the rear. Asphalt paving covers the driveway and much of the rear of the site.



Front house from Page St. viewed facing west.



Garage at mid-site, viewed facing south.

Page 3 of 6

*Resource Name or # (Assigned by recorder) Gardner House and Rental

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update



Rear dwelling, viewed facing south.



Rear dwelling from backside, viewed facing northeast.

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

Primary #
HRI #

Page of

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Gardner House and Rental

B1. Historic Name: Francis and Mytle Gardner House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Multiple family residential

*B5. Architectural Style: Craftsman

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

Constructed 1924 and later.

Annexed to City of San Jose under Buena Vista No_2, November 19, 2008.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: Unknown

Original Location: Unknown

*B8. Related Features:

Garages.

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and ShelterArea Burbank/Del Monte SNI

Period of Significance 1924 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 subject property is located in a recently annexed area known as Burbank. This large residential neighborhood developed in unincorporated Santa Clara County and is located to the west of downtown San José. It is within the Burbank/Del Monte Strong Neighborhoods Initiative Planning Area. To the north of Burbank are the Rose Garden and Shasta/Hanchett residential neighborhoods of San José, and to the southeast is a large commercial area at the southwest corner of Meridian and Parkmoor Avenues. Today this area is known as the Buena Vista Neighborhood, which lies between Leigh and Meridian Avenues.

The Burbank area, prior to its development during the early twentieth century, was part of the grazing lands of Mission Santa Clara and later part of the *Rancho de los Coches*. By 1873, 220 acres of this western portion of the rancho was purchased by Elisha Lafayette Bradley during a period when rangeland evolved into a horticultural district.

In 1903, the San José & Los Gatos Interurban Railroad was constructed along the south side of present day West San Carlos Street and Stevens Creek Blvd. to Meridian Corners where it turned south on Saratoga Avenue to the towns of Saratoga and Los Gatos. Easy access to the Interurban from adjacent lands encouraged the development of residential subdivisions west of downtown

(Continued on next page, DPR523L)

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

*B12. References:

San Jose building permits
Polk/Husted Directories
Sanborn Map Company, maps 1915-1962.
Santa Clara County Clerk-Recorder, Official Records.
Thomas Bros. block books, 1924-1943.
US Federal Census 1910-1940.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: April 2, 2018



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 6

*Resource Name or # (Assigned by recorder) Gardner House and Rental

*Recorded by Franklin Maggi

*Date 4/2/2018

☒ Continuation ☐ Update

José. The six first suburban residential subdivisions in this area were first offered to the public between 1904 and 1908, with others soon followed.

As the community of Burbank developed during this period, it stabilized as an unincorporated place, a unique suburban district of houses associated with families of moderate means. The period of significance in which most development in the area occurred is 1904-1940.

The subject property is the south half of Lot 4 of Block 2 of Maypark Half Acres, created in 1908 (Maps M:47). Page Street was created as a part of this subdivision.

The original lots of Maypark Half Acres were 90 feet wide and 225 feet deep. The May Park Subdivision had promoted itself as an exclusive residential development, closer in character to nearby Hanchett Park than to the Rose Lawn or Interurban Park subdivisions to the west. However, the large lot sizes were oriented towards prospective purchasers who wanted to incorporate urban agricultural into their home life and be self-sufficient. This initial concept did not gain traction however, and most of the half acres lots were later subdivided in narrow but deep house lots.

The single-family residence on the front portion of this property was built around 1924. The larger lot, including the current property to the north addressed as 341 Page St. was split by H. W. Linn in 1924 and sold to Robert E. Donovan. Donovan was a ranch formeman and built the house, briefly lived in it, but sold it in 1926 to Francis and Mytle Gardner. Francis Gardner was employed as a lineman with P.G. & E., and he and his wife remained in this house until after 1950.

The rear yard dwelling on this property is shown on the 1932 Sanborn Company Fire Insurance map, but the first year that address appears in Polk-Husted Directories is 1947. From the time when the rear unit first shows as a rental, and over the next twenty years after the Gardners left the property, the houses served as residential rentals for a variety of transient occupants, including Ron Billingsley, a salesman, Margaret Sampson, Elmer Walker, Manual Martinez, Gloria Chandler, and David Van Fosson as well as others.

Integrity: the two houses maintain a moderate level of historic integrity per the National Register's seven aspects of integrity. They are still surrounded residential properties, although new multi-family development has recently occurred across Page Street that has changed the character of the neighborhood somewhat, although remaining residential. The two houses have a reduced level of integrity to the vernacular designs due to additions at both the front and rear elevations, with window changes and porches added over time. Other buildings of this era might have more elaborate representations of trim and workmanship; however, these two buildings have simple joinery techniques for their era. The original character-defining materials are of low quality and have limited effect on distinction within their construction. The buildings retain somewhat their 1920s form and feeling that vernacular houses are characterized during this period in San Jose history. The garage at the middle of the site appears to remain fairly original.

EVALUATION

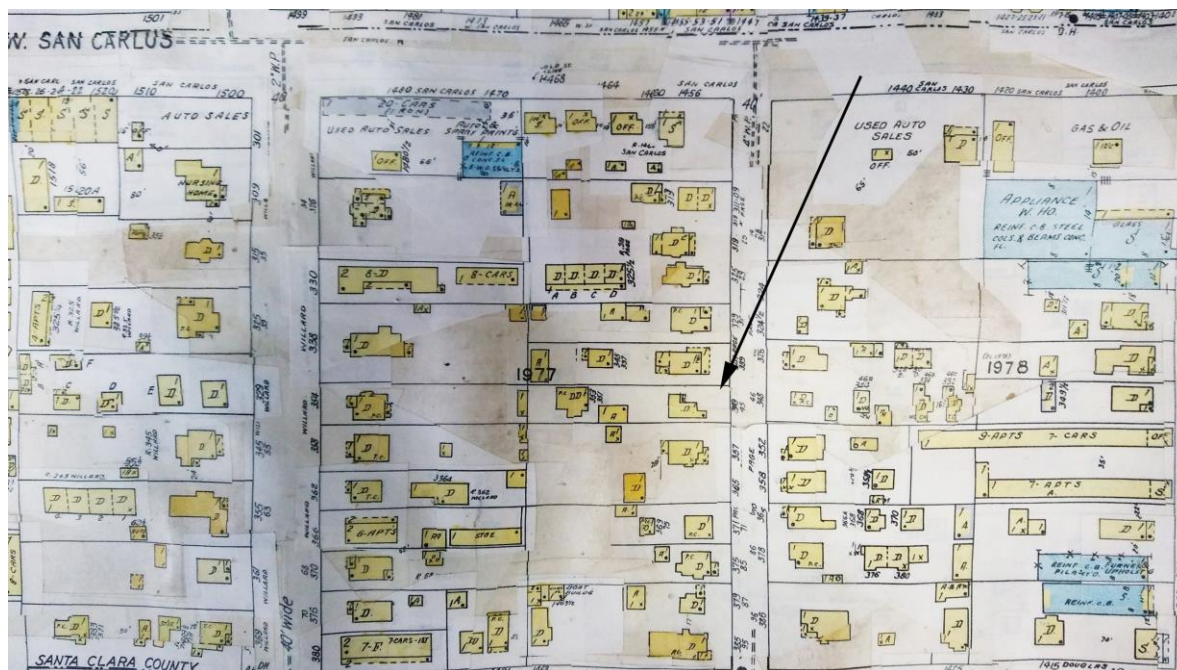
The subject property contains two vernacular residential buildings, with one or both appearing to have been relocated onto the site by 1924. The designs are simple in form, and the primary house has been modified substantially with early additions to the front and side. The houses have been occupied by a number of residents over the years and have mostly been used as residential rental units except for the front house which was owner-occupied for around 25 years before being split into two units. The residents have mostly been from various working-class occupations.

None of the residents associated with the property are known to be historically significant personages during their occupancy. Most of the men were artisans or laborers, and the directories do not list occupations associated with their wives or other women tenants.

The property was developed as an attempt to continue a unique subdivision concept in the Burbank area during a brief period when land developers attempted to market rural subdivisions that encouraged self-sufficiency while at the same time were within reach of local urban employment areas. This form of development was popularized during the first and second decades of the twentieth century and continued to have some popularity until about World War II, but this particular neighborhood appears to have quickly intensified and was re-subdivided into small lots. Many of the remnant large lots were redeveloped into

commercial and multi-family use due to the lot sizes and urban development pressures as San José expanded rapidly during the post-war period. The subdivision as it exists today no longer represents the early phase of development that occurred during the decades after 1908 when it was created.

The property does not appear to be eligible for the California Register of Historical Resources under any of the Criteria, as the property does not represent adequately a significant pattern of development of the city nor is associated with important events and is not associated in a primary or secondary way with people important to our past. Because both buildings may have been relocated onto the site in the 1920s or later, it is difficult to determine their original form and use. They therefore are not distinctive representations of their time and period in architecture. When evaluated within the City of San José Evaluation Rating System, the property as a whole scores 17.22 points, indicating it falls below the point score for listing on the San José Historic Resources Inventory as a Structure of Merit, and therefore would not meet the minimum qualifications for designation as a City Landmark.



1950 Sanborn Co. map showing buildings as they exist today.

HISTORIC EVALUATION SHEET

Historic Resource Name: 353 Page St. - Gardner House

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Undistinguished				X
2. STYLE	Of no particular interest				X
3. DESIGNER	Of no particular interest				X
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	Garage and secondary house			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	Tertiary importance (Maypark Half Acres)			X	
9. AGE	1924		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	Minor changes		X		
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Likely moved from other location				X

E. REVERSIBILITY

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

REVIEWED BY: Franklin Maggi

DATE: 04/03/18

Historic Resource Name: 353 Page St. - Gardner House

1. EXTERIOR
2. STYLE
3. DESIGNER
4. CONSTRUCTION
5. SUPPORTIVE ELEMENTS

E	VG	G	FP	Value
16	12	6	0	0
10	8	4	0	0
6	4	2	0	0
10	8	4	0	0
8	6	3	0	3

Sub-
total

**Cumulative
sub-total**

6. PERSON / ORGANIZATION
7. EVENT
8. PATTERNS
9. AGE

E	VG	G	FP	
20	15	7	0	0
20	15	7	0	0
12	9	5	0	5
8	6	3	0	6

10. CONTINUITY

11. SETTING

12. FAMILIARITY

E	VG	G	FP	
8	6	3	0	0
6	4	2	0	2
10	8	4	0	4

(SUM OF A+C) =

13. CONDITION

14. EXTERIOR ALTERATIONS

15. STRUCTURAL REMOVALS

16. SITE

E	VG	G	FP	
.00	.03	.05	.10	0.03
.00	.05	.10	.20	0.05
.00	.03	.05	.10	0.03
.00	.20	.30	.40	0
.00	.10	.20	.40	0
.00	.10	.20	.40	0.4

6

20

9

ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)

14.22

17. EXTERIOR

E	VG	G	FP
3	3	2	2

3

17.22

EVALUATION TOTAL: (Adjusted subtotal)

17.22