

PAGE STREET HOUSING PROJECT

329-353 Page Street

San José, Santa Clara County, California

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

Historic Resources Survey Report



Prepared for:

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Introduction

Charities Housing Development Corporation of Santa Clara County (Charities Housing) is proposing to construct an affordable housing project of Single Room Occupancy apartments in San José's Buena Vista neighborhood. This neighborhood lies to the west of the downtown in a portion of the community of Burbank that was annexed to the City of San José in 2008.

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 on three parcels that currently house both single and multi-family occupancies on the 0.7-acre project site. The primary extant structures were constructed on these sites from around 1912-1924 with additional secondary structures added later. The earliest appearing residential building, located at 341 Page St., appears to have been relocated to this property around 1912, having characteristics of a nineteenth-century structure.

David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC in early 2018 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). This current report expands on the earlier report by addressing Section 106 requirements of the National Historic Preservation Act of 1966, as Charities Housing now anticipates utilizing funds from the U.S. Department of Housing and Urban Development (HUD) to assist in the construction of the project.

This report has therefore been prepared to meet applicable federal regulatory requirements for projects involving historic properties, which require the identification and evaluation of cultural resources that could be affected by a federal undertaking. Since the project proposes to include funding from HUD, it therefore constitutes a federal undertaking. The report has been prepared pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C., Section 470f) and its implementing regulations 36 CFR 800.

The regulations implementing Section 106 (36 CFR Part 800) require the agency with jurisdiction over a federal, federally assisted, or federally licensed undertaking to take into account the effect of the undertaking on properties listed on or eligible for the National Register of Historic Places (National Register), and prior to approval of an undertaking, to afford the Advisory Council on Historic Preservation (Advisory Council) an opportunity to comment.

Site Location

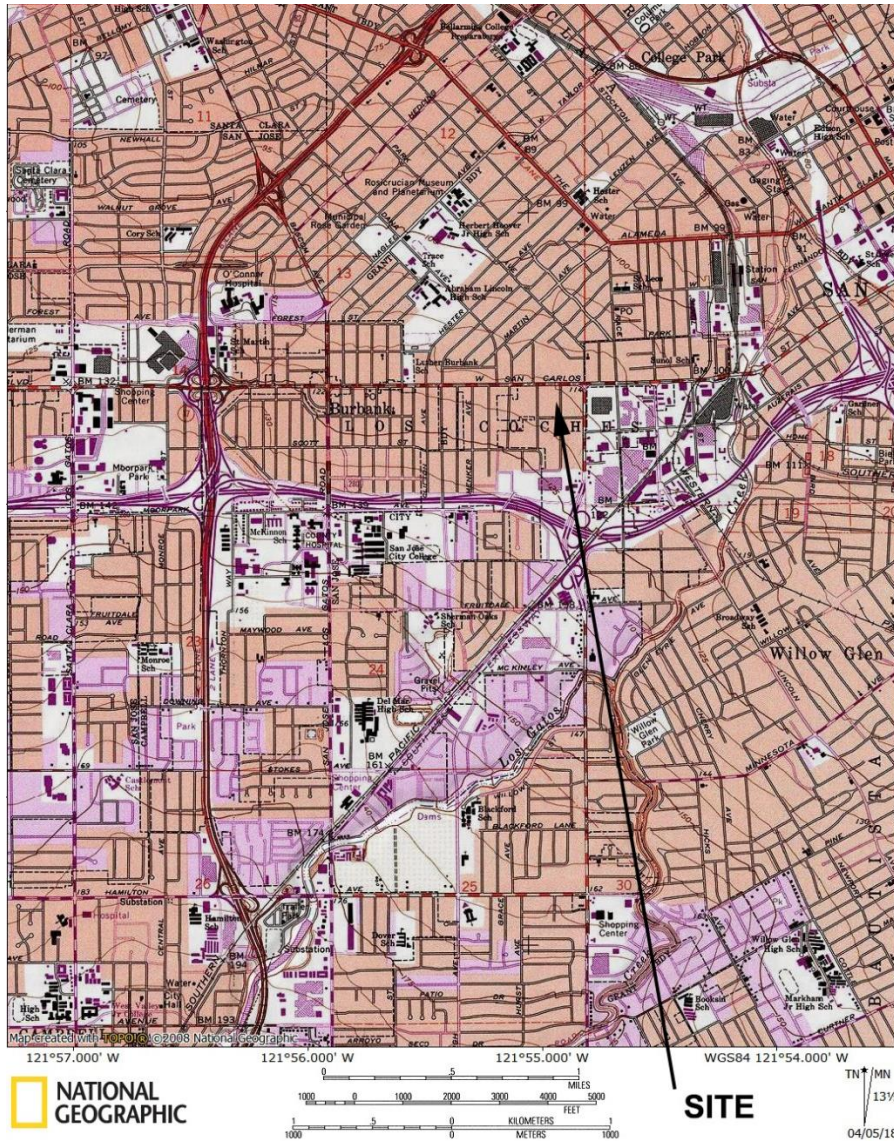
The site is on the west side of Page Street approximately 210 feet south of West San Carlos Street in San José's Buena Vista neighborhood. The site is located within the

USGS San José West 7.5 Minute Series Quadrangle, 2005, within Township 7 South; Range 1 East, Mount Diablo Base Meridian.

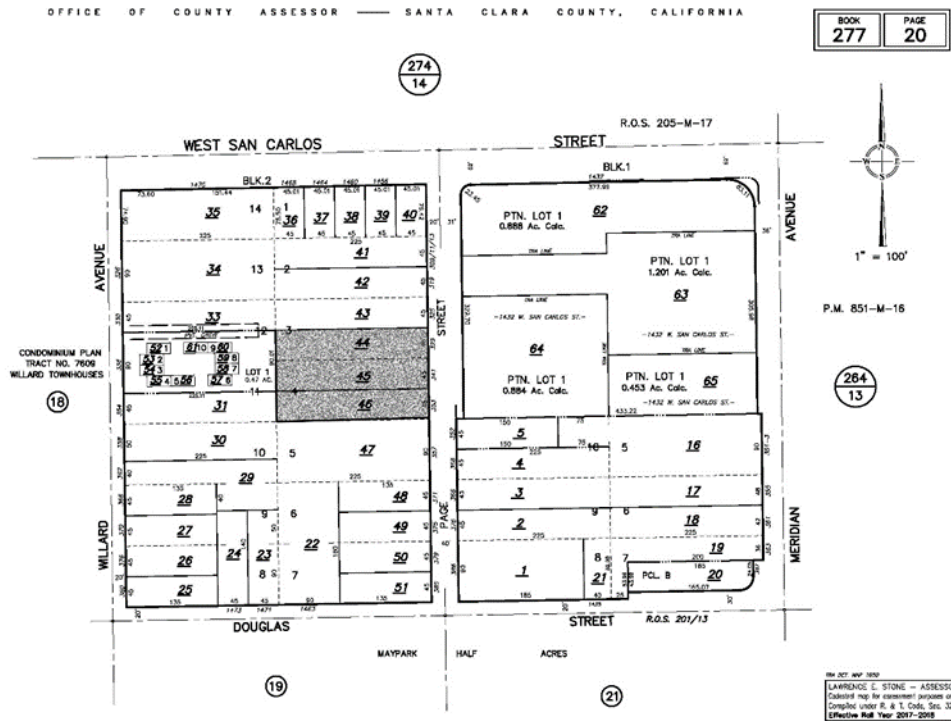
The UTM coordinates are generally Zone 10S: 596062mE/ 4131207mN.

The Santa Clara County Assessor has identified the parcels as 277-20-044, -045, and -046. (See Assessor's map next page.)

Location Map



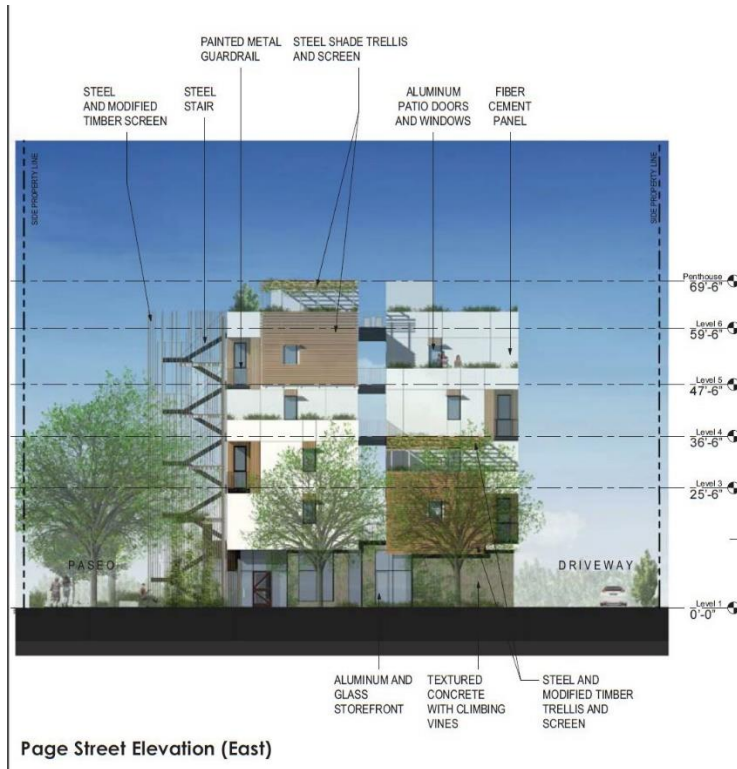
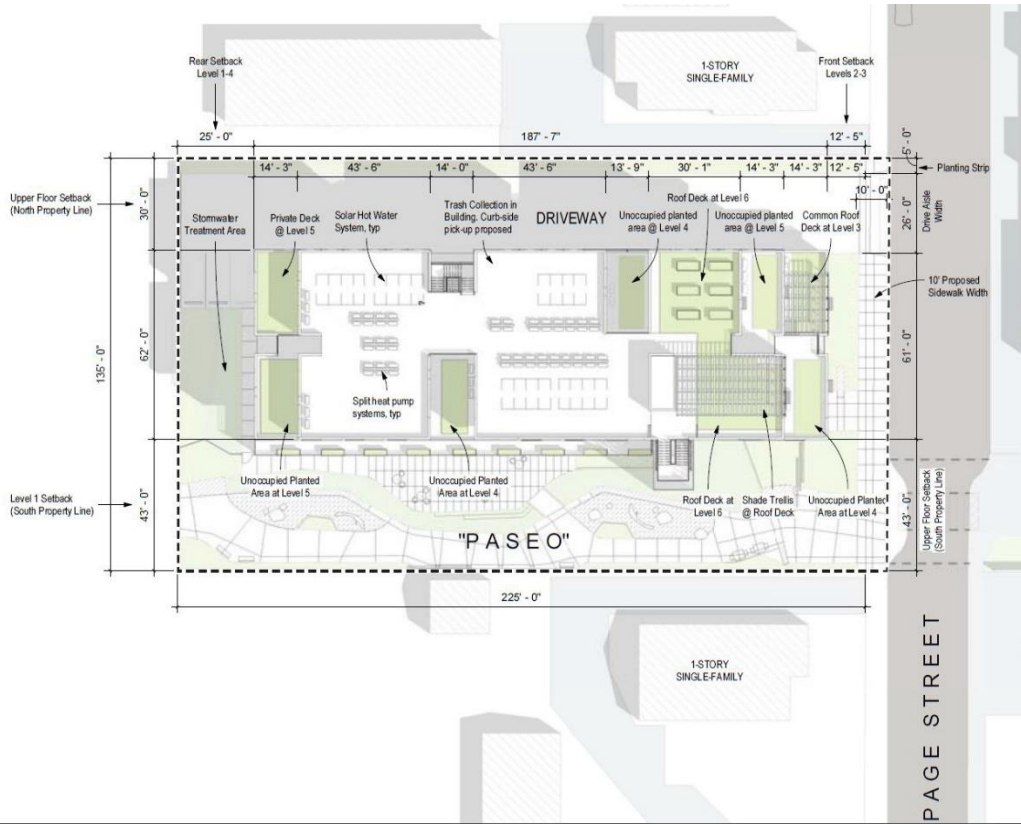
Assessor's Map



Project Description

The project applicant proposes to remove the existing residences, pavement, and trees, and construct a five-story-plus apartment development with 81 affordable studio units and one three-bedroom manager’s unit. The proposed development would front Page Street and include a lobby, offices, community room, lounge, kitchen, laundry area and parking on the ground floor, studio units on floors two through four, and a three-bedroom manager’s unit and studio units on the fifth floor. The maximum height of the building would be approximately 60 feet at the top of the roof and 69.5 feet at the top of the roof deck structure. The proposed building would be stepped back from Page Street, with three stories fronting Page Street stepping up to six stories when including the roof decks, then down to five stories at the rear of the building (see schematic plans on the following page).

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.



Page Street Elevation (East)

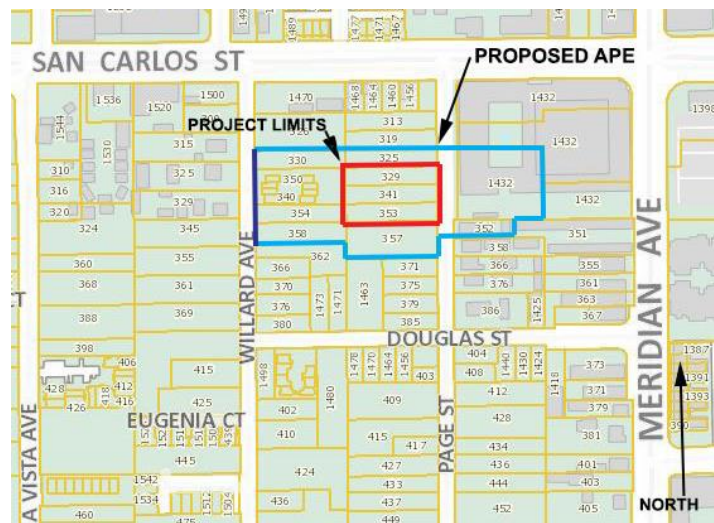
IDENTIFICATION AND SURVEY METHODOLOGY

This document is presented in a report format and discusses the potential historic significance of buildings and/or structures within the Architectural Area of Potential Effect (APE) of the project. The project site has five existing residential buildings on three parcels. This report identifies the existing on-site building and presents information on adjacent properties as well as providing a historic evaluation of the on-site buildings and a preliminary evaluation of those nearby buildings and/or structures over 45 years in age. A proposed Architectural Area of Potential Effect (APE) for architectural resources has been drafted to identify adjacent resources that may be impacted by the undertaking (see map on next page).

The historical investigation for these adjacent properties and their related buildings and structures was completed by Archives & Architecture, LLC in November and December of 2018, and was prepared utilizing the methodology recommended by the National Park Service, as outlined in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, Preservation Brief 17 - Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and *Preservation Brief 35 - Understanding Old Buildings: The Process of Architectural Investigation* (1994).

Area of Potential Effect (APE) for Architectural Resources

This study is intended to evaluate the National Register eligibility of architectural resources that are at least 45 years of age and are located within the Architectural APE. The APE is the “geographic area within which (the) undertaking may cause changes in the character of or use of historic properties” (36CFR 8002(c).” The proposed APE for this project accommodates short- and long-term effects to historic resources and is proposed as outlined in the diagram below (County of Santa Clara ISD base map).



Persons and Agencies Contacted

The following individuals and agencies were contacted by letter (Attachment: Consultation Letters /Historic) in mid-November 2018 to solicit and allow input towards preparation of this report:

- City of San José Historic Landmarks Commission, c/o Planning Division, Department of PB&CE, 200 East Santa Clara St., San José, CA 95113, Attn: Juliet Arroyo, Historic Preservation Officer
- County of Santa Clara Historical Heritage Commission, c/o Planning Office, County Government Center, East Wing, 7th Floor, 70 West Hedding St., San José, CA 95110, Attn: Jessica Jameson, Deputy Clerk of the Board.
- Preservation Action Council of San José, San José Historical Museum, 1650 Senter Road, San José, CA 95112, Attn: Brian Grayson, Executive Director

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 beyond that conducted as a part of this project investigation. 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 Historic Resources Identification and Evaluation

In compliance with Section 106 of the National Historic Preservation Act, this report provides an overview of potential architectural resources on the site of and near the Page Street Housing project proposed by Charities Housing, San José.

The purpose of this Historic Resources Survey Report is to address the eligibility of the buildings and structures on the project site and within the adjacent Architectural APE for inclusion on the National Register of Historic Places. The project itself has previously undergone local environmental review during 2018 under the California Environmental Quality Act as a part of a Special Use Permit (SP17-037) with the City of San José and was issued a Mitigated Negative Declaration on October 19, 2018 which was circulated to the general public from October 25 – November 13, 2018. That Mitigated Negative Declaration found that the project would not have a significant impact on historic resources and no mitigation was required as a part of project approval.

None of the properties within the boundaries of the project and Architectural APE appear on any local, state or federal lists of historically or architecturally significant structures and/or sites, landmarks, or points of interest.

None of the subject properties nor nearby properties within the Architectural APE appear to be eligible for the National Register of Historic Places under any of the applicable criteria based upon a survey, historical research, and evaluation for historic significance as described in the DPR523 forms provided for the properties within the project site and the table of properties of those within the adjacent APE, for which preliminary evaluations were conducted, and that are included within this report.

Accordingly, it does not appear that the proposed undertaking will affect any historic-era properties eligible for or listed on the National Register. Since the Federal undertaking will therefore not affect any historic properties listed in or eligible for inclusion on the National Register of Historic Places, a determination of No Historic Properties Affected (36 CFR Part 800.4(d)(1)) appears appropriate since no historic properties will be affected by the project (36 CFR Part 800.16(i)).

REGULATORY CONTEXT OF HISTORIC RESOURCES

This report has been prepared to meet applicable federal regulatory requirements for historic properties (cultural resources) which require the identification and evaluation of cultural resources that could be affected by a federal undertaking. The project proposes to include funding from the Department of Housing and Urban Development, and therefore constitutes a federal undertaking. The report has been prepared pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C., Section 470f) and its implementing regulations 36 CFR 800. The regulations implementing Section 106 (36 CFR Part 800) require the agency with jurisdiction over a federal, federally assisted, or federally licensed undertaking to take into account the effect of the undertaking on properties listed on or eligible for the National Register of Historic Places.

Federal Laws and Regulations

Under the National Environmental Policy Act (NEPA), federal agencies must take into account impacts to historic resources for those resources that are eligible for the National Register of Historic Places before an undertaking is approved under NEPA. Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C., Section 470f), as amended, requires that any federal or federally-assisted project or any project requiring federal

licensing or permitting consider the effect of the action on historic properties listed in or eligible for the National Register, as outlined in the regulations of 36 CFR Part 800.

The National Register, created under the National Historic Preservation Act (NHPA), is the federal list of historic, archaeological, and cultural resources worthy of preservation. Resources listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, prehistory, architecture, archaeology, engineering, and culture. The National Register is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.

In determining eligibility for the National Register of Historic Places, the National Park Service considers the quality of significance in American history, architecture, archeology, engineering, and culture that are present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. The National Register states, "The significance of a historic property can be judged and explained only when it is evaluated within its historic context." It defines historic contexts as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear." Developing a historical context generally begins with compiling information from secondary sources on relevant historical themes. National Register Bulletin 15 defines a theme as "a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history."

The Office of Historic Preservation (OHP) in Sacramento, California, administers California's National Register program under the direction of the State Historic Preservation Officer. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These Criteria are standards used to review and consider every property that is nominated to the National Register.

- Criterion A Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B Are associated with the lives of persons significant in our past; or
- Criterion C 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 make lack individual distinction; or

Criterion D Has yielded, or may be likely to yield, information important in prehistory or history.

Buildings less than 50 years old do not meet the National Register criteria unless they are of exceptional importance, as described in the National Park Service Bulletin No. 22, “How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years.”

As a Certified Local Government (CLG), the City of San José can make findings on the potential effect of the proposed project on historic properties for submittal to the State Historic Preservation Officer (SHPO) according to 36 CFR 800.4(d)(1). As a part of making those findings, the City of San José should consult with the San José Historic Landmarks Commission as an interested party, providing public participation to the Section 106 process.

AFFECTED ENVIRONMENT

Early Historical Background and Context

329-353 Page St. in San Jose’s Buena Vista neighborhood of the Burbank community area constitute the south half of Lot 3 and all of Lot 4 of Block 2 of Maypark Half Acres (Maps M1:47), a 1908 subdivision in unincorporated Santa Clara County that was created out of a 40-acre prune orchard that had been purchased by Alpha Child May around 1887.

This area that is now known as Burbank was part of the grazing lands of Mission Santa Clara and later part of the *Rancho de los Coches* prior to its development during the early twentieth century. 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 San José. The six first suburban residential subdivisions in this area were first offered to the public between 1904 and 1908, with others soon following.

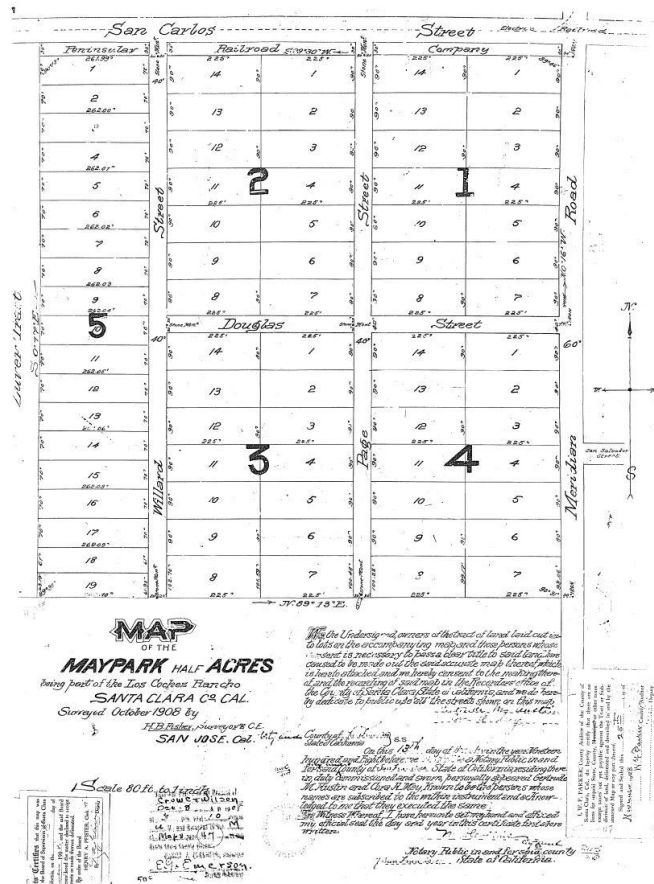
As the community of Burbank developed during this period, it stabilized as an unincorporated place, a unique suburban district of houses associated with families of moderate means. The period of significance in which most development in the area occurred is 1904-1940.

Alpha Child May, who had purchased this large ranch in what was to become Burbank was a successful lawyer and judge in Milwaukee before his health began to fail. He came to San José as a health seeker along with his wife and his two unmarried adult daughters, Cora and Emily, and purchased this ranch after arriving in 1887. His eldest daughter Gertrude came to San José with her husband, Paul Page Austin. The Mays lived downtown San José on Stockton Avenue near Julian Street and Alpha built a house on the ranch at what is now 319 Page St., now two lots to the north of the subject site. That house is still extant today and was evaluated and recorded as a part of the County's Burbank Survey and is listed on San Jose' Historic Resources Inventory as an Identified Structure.

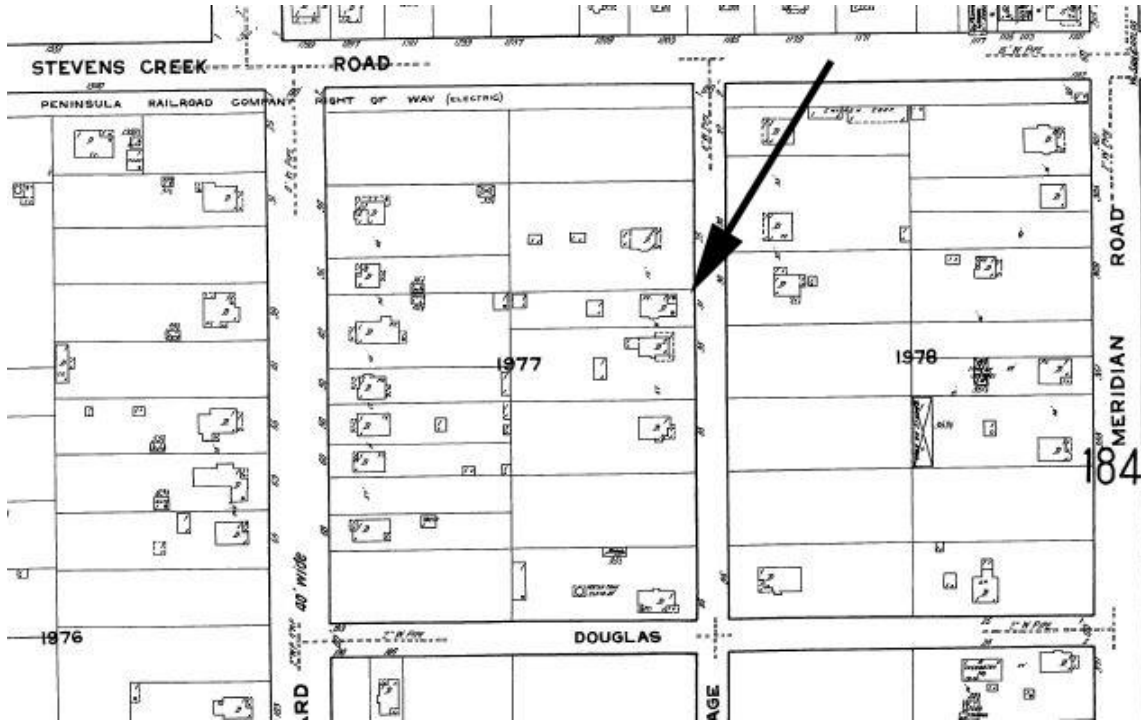
May's son-in-law Paul Page Austin went into the real estate business and quickly established himself in the community. He was elected Mayor in 1894, the year that his father-in-law Alpha died. After Paul's one term in office, he became a county supervisor for the next eight years. In 1903, the family relocated to San Francisco, where Paul died by 1906. By then his mother-in-law and his wife's sister Emily had also passed away, and by October 1908, the surviving sisters of the May family, Gertrude May Austin and Cora A. May, subdivided their father's prune orchard on Stevens Creek Road.

By then, Maypark was conveniently located adjacent and to the south of the Interurban streetcar line. The street names chosen in Maypark were connected to the May family. Page Street recalls Paul Page Austin; Willard Avenue recalls Mrs. May's twin sister, Mrs. Charles W. Willard. It is not yet known which family member is associated with Douglas St.

The real-estate firm of Crowe & Wilson began selling lots in May Park Half Acres early in November 1908. The typical lot was 90 feet wide and 225 feet deep, making each half-acre lot at least twice the size of lots in the neighboring Burbank subdivisions. May Park was promoted as an exclusive



subdivision, closer in character to nearby Hanchett Park than to the Burbank subdivisions of Rose Lawn or Interurban Park to the west. The prune trees were left in place, and it was the intention that homeowners would use their larger lots to grow fruit for their own use, plant vegetable gardens, and keep chickens.



1915 Sanborn Map Company map excerpt showing 329 and 341 Page St as built by 1915.

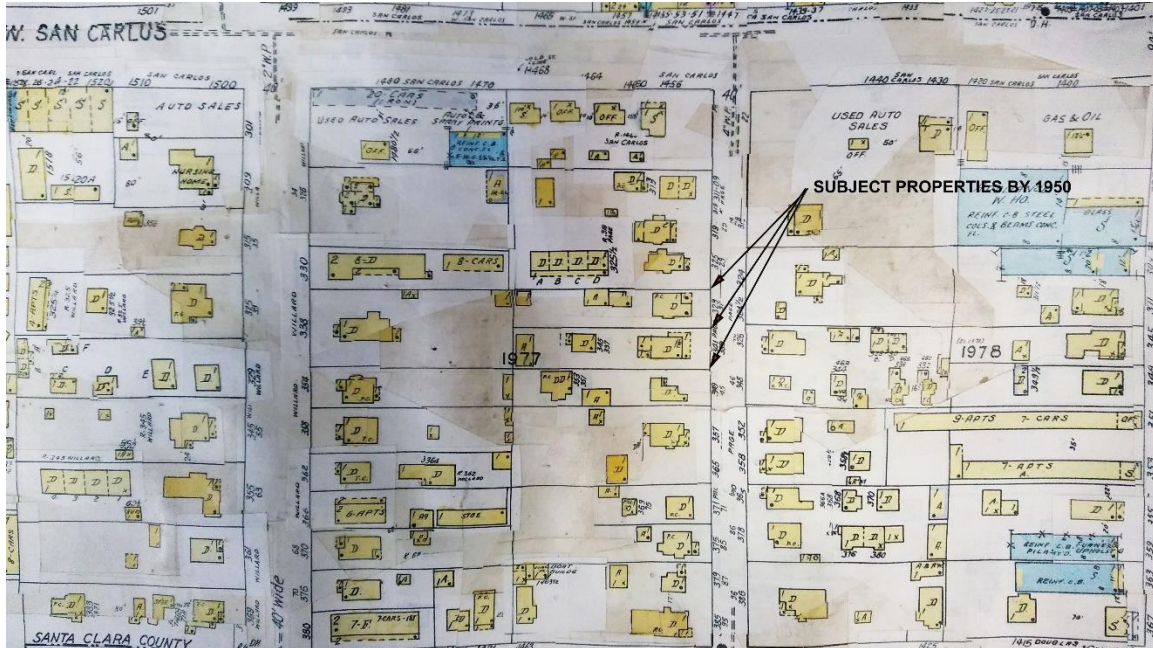
The idea of self-sufficient farming on small lots was gaining popularity at the time and was promoted in a much larger way by poultry scientist and real-estate developer Charles Weeks in his one-acre-lot Runnymede Poultry Colony, in what is now East Palo Alto.

Maypark Half Acres was developed as a large-lot residential subdivision to the southwest of West San Carlos Street and Meridian Avenue (previously Meridian Road) in unincorporated Santa Clara County, and consists of five blocks with a total of 75 mostly half-acre lots. A row of 19 lots on the west side of Willard Street are a bit smaller at around 0.4 acre each and have narrower frontages but greater depths than the half-acre lots.

The properties within this make up almost half of the Buena Vista neighborhood that was annexed to the City of San José in 2008. The large Buena Vista neighborhood is around 64 acres in size, and includes areas not annexed as a part of Buena Vista 2.

By the mid-twentieth century, the subdivision was mostly built out, but had already experienced significant infill within the large half-acre lots (see 1950 Sanborn Co. Map

excerpt below). The half-acre lots had also begun to serve as sites for large grouping of worker housing with four to eight dwellings appearing on many sites in the neighborhood.



This pattern has continued into the present. A survey conducted in preparation of this report of Page Street from West San Carlos Street to the commercial properties south of Chiechi Avenue found that while many original vernacular houses remain embedded within these properties that derive from the first half of the twentieth century, almost all these lots now have ancillary residences, either single or multi-family, with many of them now replaced with apartment complexes of moderate size. The sense of openness and semi-rural character associated with the original twentieth century development of Maypark Half Acres and Lewis Subdivision No. 2 is now gone.

Property Information

Properties within the Project Site (329, 341, and 353 Page St.)

The project site contains three parcels. They are recorded and evaluated in the attached DPR523 forms:

- 329 Page St. is a 1915 one-story Craftsman house of moderate size and modest detailing. The building has a fairly high level of integrity although some windows have been replaced. To the rear of the house is a vernacular garage structure with ancillary space to the rear. The property does not appear to be eligible for the National Register of Historic Places.

- 341 Page St. is a two-story National-styled house built in the nineteenth century and moved onto this site around 1912. The building is a simple rectangle with a rear addition and an attached wraparound porch. The building has a moderate level of historic integrity with most of the windows replaced. To the rear is a vernacular mid-twentieth century ancillary dwelling, and to its rear is a two-car garage. The property does not appear to be eligible for the National Register of Historic Places.
- 353 Page St. is a 1924 one-story vernacular dwelling of simple construction. It has a reduced level of historic integrity due to changes made when the building was split into two units. All of the windows and doors have been replaced. To its rear is a second ancillary dwelling that appears to have been moved onto the site. Its date of construction could not be determined, and its detailing is vernacular. To its rear is a large garage structure at the rear property line. The property does not appear to be eligible for the National Register of Historic Places.




Nearby Properties Outside the Project Site within the Architectural APE



There are eight properties located adjacent to the project site on both Page Street and Willard Avenue that are within the proposed Architectural APE. Of these eight properties, four have large modern residential complexes, and four have older residential buildings that are over 45 years in age.

The multi-family complexes as identified on the County of Santa Clara Assessor's maps are 330, 338 (addressed as 332-350 in the field, and 340-350 in the County GIS system), and 354 Willard Ave., and 1432 West San Carlos St. The multi-family properties on Willard Avenue were built from the late-1950s to the early 1980s, and the complex on Page Street across from the project site was constructed during the last few years. Of these four properties, 330 Willard Ave. is over 50 years in age and is discussed further in this report.

The other four properties, 358 Willard Ave., and 325, 352, and 357 Page St. are all houses built during the second and third decade of the twentieth century and are modest Craftsman-styled dwellings with vernacular detailing.

The table on the following page contains summary information and preliminary statements of significance for National Register eligibility for the five properties over 50 years in age.

Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
330 Willard Ave.	This lot was developed with the existing apartment building by 1958. It is a vernacular Modern design with parking carport at the rear and appears original to its 1950s origins. Within the context of Modern architecture, it has no distinguishing characteristics and lacks distinction.	Ca. 1958	Not eligible	
358 Willard Ave.	A modest Craftsman house, this building has retained much of its original detailing and integrity but lacks distinction among others from this era. The earliest residents were George and Cora Snow, who appeared to retire to this house from a poultry farm.	Ca. 1913	Not eligible	
325 Page St.	This vernacular ca. 1923 Craftsman-styled house was initially occupied by Goldie Frost, of whom little is known. By the mid-1950s, the property had been converted to a multi-family complex with four addition apartments built in the rear.	Ca. 1923-1955	Not eligible	

Address/Parcel	Type of Building/Style	Build Date	NR Eligibility	Image
352 Page St.	A Craftsman-styled house, this building has been re-clad with an elastomeric stucco finish and retrofitted with new vinyl windows trimmed with foam. The building no longer has historic integrity. It was the long-time residence of Michael Rizzolo of Rizzolo Bros Meats, a butcher shop in downtown San José.	Ca. 1920	Not eligible	
357 Page St.	Sitting on a large original lot of the Maypark Half Acres tract, this house was initially occupied by Reginald and Mary Pitts. Reginald worked for the Southern Pacific as a brakeman but died in 1914. His family remained for a short time, and it was a rental for many years. A simple Craftsman, the house and garage remain fairly original to its 1909 construction but with many windows retrofitted and the front expanded.	Ca. 1909	Not eligible	

ASSESSMENT OF POSSIBLE PROJECT EFFECTS

Analysis of Potential Adverse Effects of the Federal Undertaking

The proposed Page Street Housing project will not have an effect on significant or potentially significant architectural resources.

The existing buildings within the project site have been evaluated for eligibility for the National Register of Historic Places and were not found to meet the minimum eligibility requirements under any of the applicable four criteria as enumerated within this report.

Properties over 45 years in age with built structures adjacent to the project site on Page and Willard Streets within the Buena Vista neighborhood are considered for the purposes of this report to be within the Architectural Area of Potential Effect and were surveyed and investigated. None have been previously surveyed or evaluated for historical significance, and none were found eligible for the National Register based upon the four criteria for considering eligibility. None of these properties are associated with historic patterns or events that are evident today within the large neighborhood that would enable this area to qualify as a historic district. They all were owned or rented by persons not known to be historically significant. The architecture of the three Craftsman houses is modest and vernacular, and lacks distinction among others from this era during the first three decades of the twentieth century, and the modern apartment building is also of a vernacular design.

The project as planned, including demolition of the five residential buildings and related ancillary structures on the project site and the construction of a new multi-family residential project will not negatively affect historically significant properties, as this preliminary survey and investigation found none of the subject properties nor adjacent properties to likely be eligible for the National Register of Historic Places.

The proposed undertaking as planned therefore will not affect any properties potentially eligible for or listed on the National Register of Historic Places.

Franklin Maggi, an Architectural Historian for Archives & Architecture, LLC, meets the Secretary of the Interior's Professional Standards for Architectural Historian under (36 CFR Part 61, Appendix A) and has found as a part of this study, that the Federal undertaking proposed to help fund the affordable housing project in San José at the Page Street Housing project site will not affect any historic properties eligible for inclusion or listed on the National Register of Historic Places. A determination of No Historic Properties Affected (36 CFR Part 800.4(d) (1)) appears to be appropriate since no historic properties will be affected by the project (36 CFR Part 800.16 (i)).

SOURCES OF INFORMATION

Bennett, Mardi. *Burbank Historic Home Survey Project Report, County of Santa Clara*, 1993.

Dobkin, Marjorie, Ph.D. *West San Carlos Street Historic Context, City of San José, Santa Clara County*, 2011.

Laffey, G., and R. Detlefs. *County Leadership*, 1995.

Polk-Husted. *San José and Santa Clara County directories, 1909–1979*.

San José Building Permits.

San José Planning, Building & Code Enforcement, Initial Study and Mitigated Negative Declaration for Page Street Housing Project SP17-037, October 2018.

San Jose Daily Mercury, May Park Half Acres advertisement, 11/9/1908.

San Jose Mercury, "Judge May Dead: Sudden Attack of Apoplexy While Dressing." 5/24/1894.

San Jose Mercury, "Paul P. Austin Stricken by Death," 3/23/1906.

San Jose Mercury Herald, miscellaneous advertisements for Jacob Miller, Rose Lawn, and Interurban Park tracts, 4/3/1904, 10/26/1904, 11/19/1904, 11/20/1904, 11/23/1904, 11/25/1904, 11/27/1904.

Sanborn Company, fire insurance maps. 1915-1962.

Santa Clara, County of, recorded maps.

Sawyer, E. *History of Santa Clara County*, 1922.

State of California, Directory of Properties (Santa Clara County) in the Historic Property Data File (2010 update listing).

Thomas Bros Block Books for San Jose - Willow Glen and Vicinity, 1924-c1943.

United States Population Census, 1880-1940.

USGS Aerials, 1931-1980.

Qualifications of the Consultants

The principal author of this report and evaluator for significance 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.

The evaluator meets the Secretary of the Interior's Professional Standards for Architectural Historian under (36 CFR Part 61, Appendix A), and is listed with the California Historical Resource Information System (www.chrisinfo.org) as an Architectural Historian.

APPENDIX

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

Letters sent to interested parties

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



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

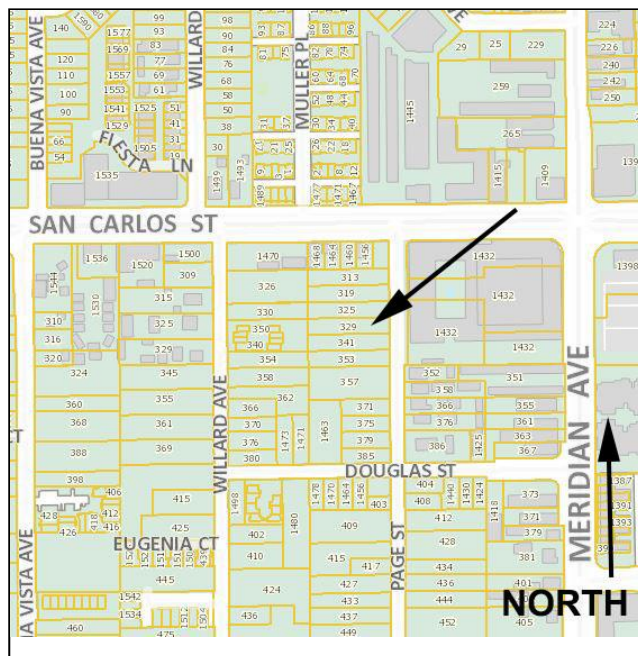
*B12. References:

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



*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.

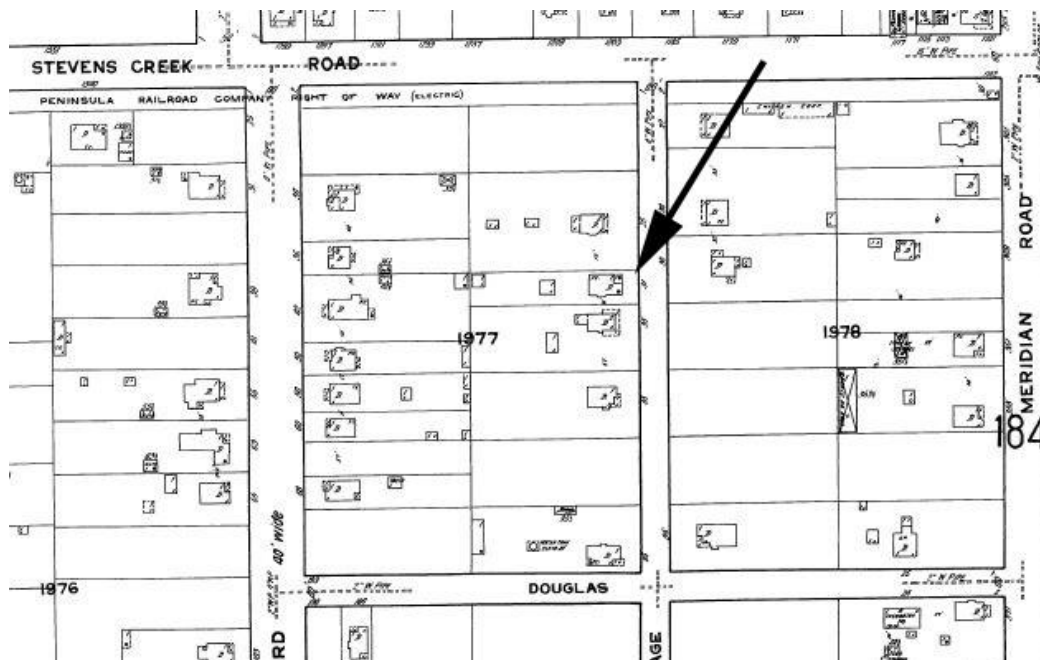
EVALUATION

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.

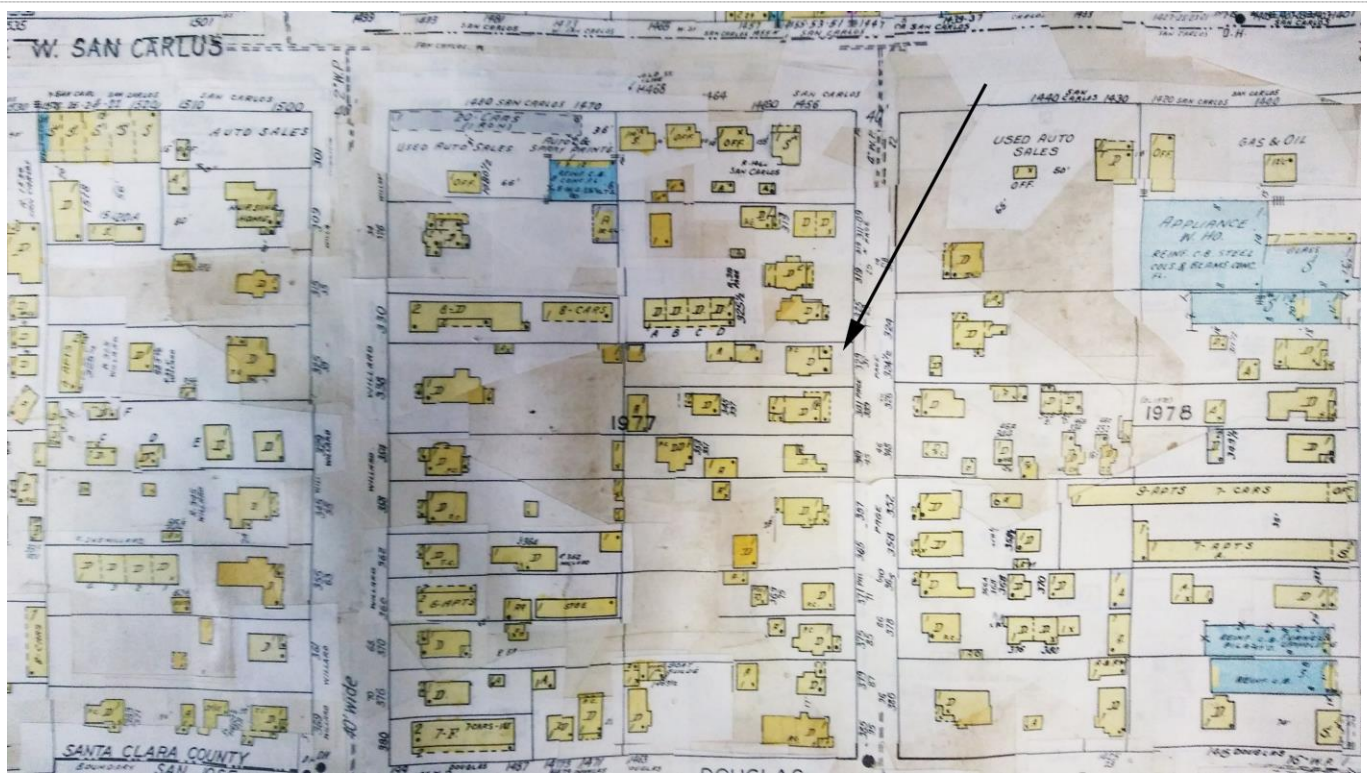
None of the residents associated with the property are known to be historically significant personages during their occupancy. Most of the men were artisans or laborers, and the directories do not list occupations associated with their wives or other women tenants.

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 or the National Register of Historic Places under any of the relevant criteria, 1 (A), 2 (B), or 3 (C), 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



1932 Sanborn Company map excerpt showing garage.

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)

*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.



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

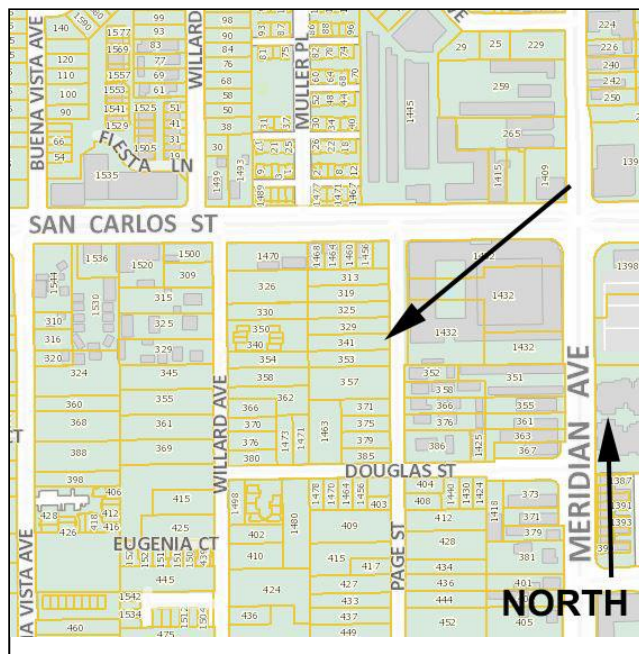
*B12. References:

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



*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.

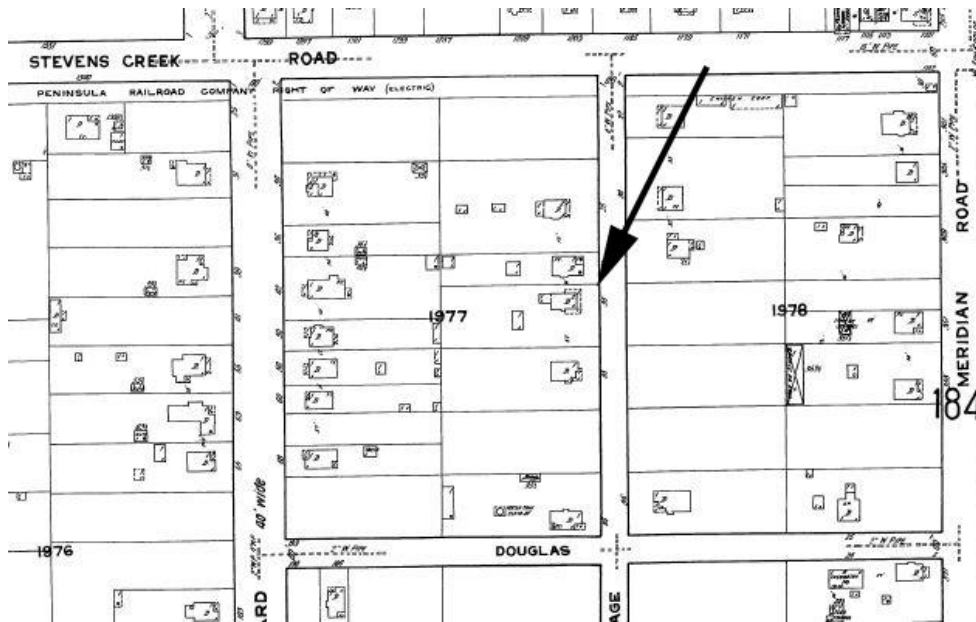
EVALUATION

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 or the National Register of Historic Places under any of the relevant criteria, 1 (A), 2 (B), or 3 (C), 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.

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)

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.



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 Myrtle 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 Shelter Area 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

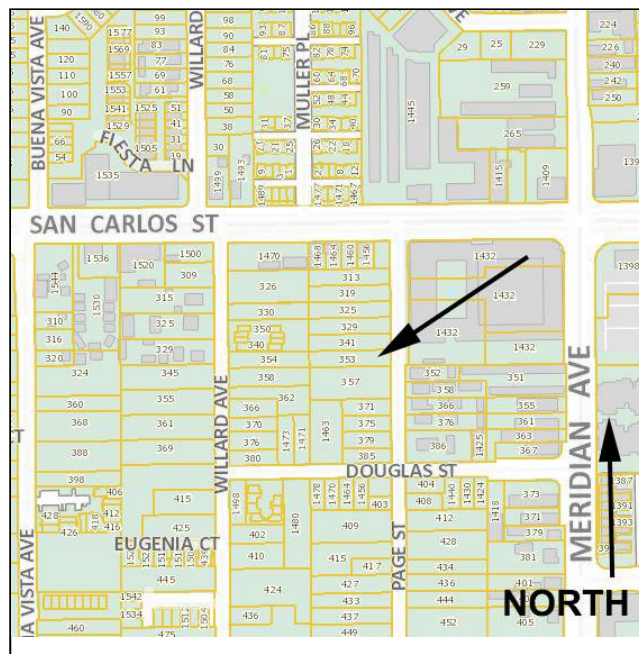
*B12. References:

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



*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

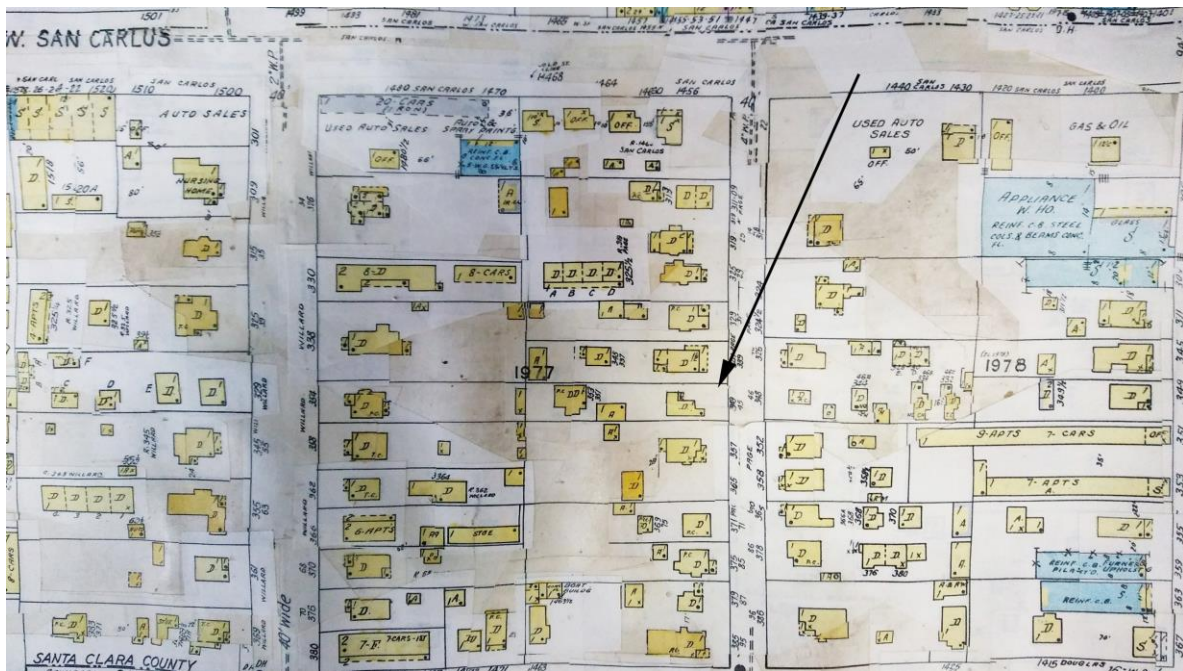
The subject property contains two vernacular residential buildings, with one or both appearing to have been relocated onto the site by 1924. The designs are simple in form, and the primary house has been modified substantially with early additions to the front and side. The houses have been occupied 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 or the National Register of Historic Places under any of the relevant criteria, 1 (A), 2 (B), or 3 (C), 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.



ARCHIVES
ARCHITECTURE

November 12, 2018

City of San José Historic Landmarks Commission
C/o Juliet Arroyo, Historic Preservation Officer
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113

Re: Page Street Housing Project (329-353 Page St., San José)

Honorable Commissioners:

Charities housing is preparing federal environmental documents for the development of three properties located on the west side of Page Street in San Jose's Buena Vista neighborhood.

Archives & Architecture, LLC is a historical consulting firm that has been hired to conduct an evaluation of the property in compliance with the National Historic Preservation Act of 1966 (NHPA). Because federal funding will be utilized from the U.S. Department of Housing and Urban Development (HUD) for this project, development planning must include this evaluation according to Section 106 of NHPA. By doing so, HUD will be able to understand any potential impacts on historic properties due to their action and decision relative to this project. If necessary, they will then consult with stakeholders to seek ways to mitigate or avoid any adverse effects and resolve any possible adverse effects through consultation that considers the interests of those stakeholders.

The three-parcel site is 0.7 acres in size and is addressed as 329, 343, and 353 Page Street. The site presently contains five residences and related ancillary structures. The proposed project consists of a six-story, 82-unit apartment complex.

With this letter, we are seeking information, as appropriate, from interested parties and any other individuals and/or organizations likely to have knowledge of, or concerns with, historic properties in the immediate vicinity of the project site, including the subject site.

If you wish to provide comment, we request that you reply no later than December 11, 2018 by letter to Archives & Architecture, LLC, PO Box 1332, San José, CA 95109, to the attention of Franklin Maggi, Architectural Historian.

The Project Area Limits is as identified on the map on the following page.

After we have surveyed the subject property and considered adjacent historic properties, conducted research into their history, and evaluated the properties for historical significance under the criteria for the National Register of Historic Places, we will prepare a report documenting our findings pursuant to Section 106 requirements. If properties are found to be eligible for listing on the National Register of Historic Places, the project's effects on such

properties will then be assessed as a part of the federal environmental review for the project undertaken by HUD.

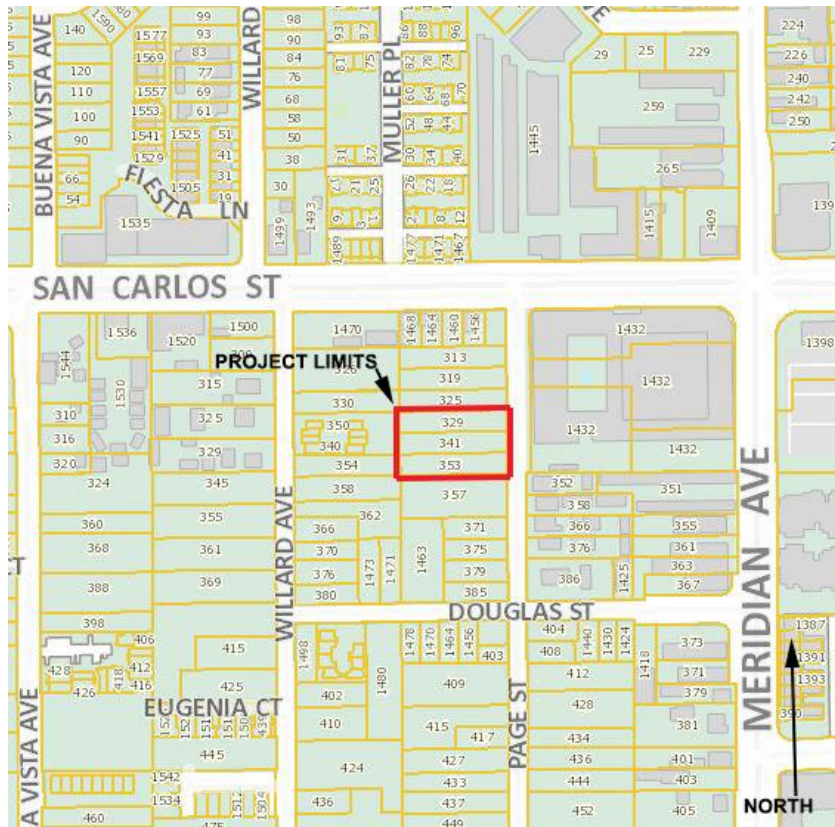
If you have any questions regarding this process, or if you know of any other groups we should contact, please email at the address below, mail at the address on the previous page, or call me at (408) 297-2684.

If you should need a pdf version of this letter, please email me at franklin.maggi@archistory.com.

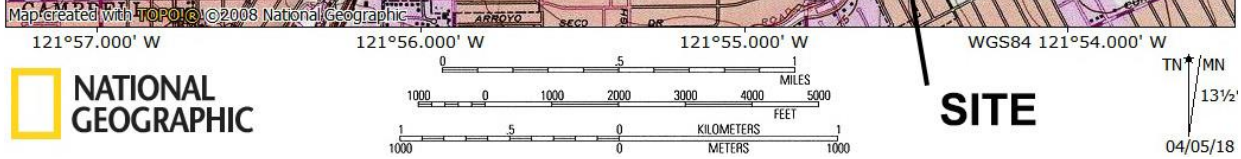
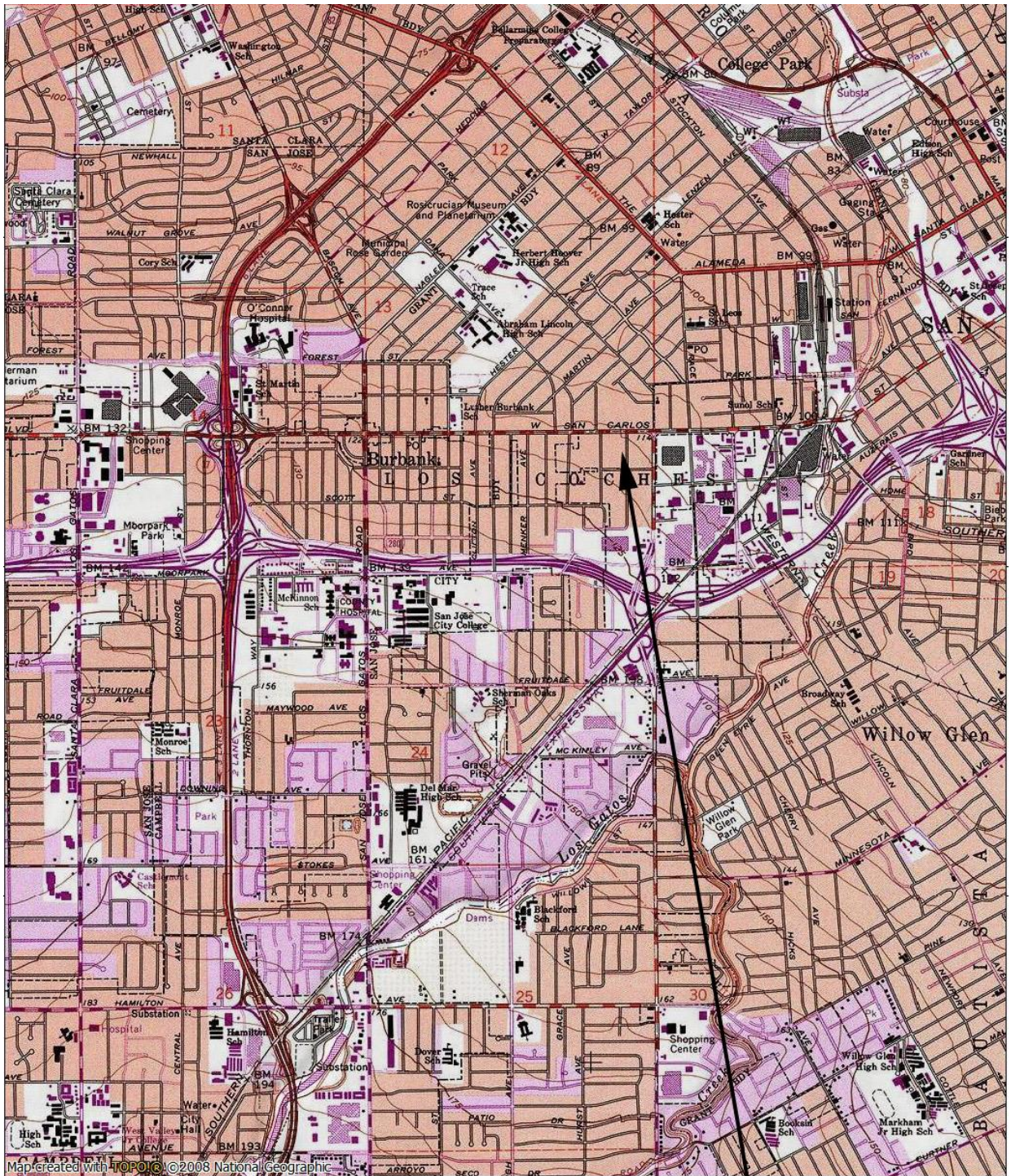
Sincerely,

Franklin Maggi, Architectural Historian
Archives & Architecture, LLC
franklin.maggi@archistory.com

cc:
Preservation Action Council of San José
Santa Clara County Historical Heritage Commission



Project Area Limits Map



LOCATION MAP



ARCHIVES
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November 12, 2018

Preservation Action Council of San José
C/o Brian Grayson, Executive Director
1650 Senter Rd.
San José, CA 95112

Re: Page Street Housing Project (329-353 Page St., San José)

Dear Brian and members of the Board of Directors:

Charities housing is preparing federal environmental documents for the development of three properties located on the west side of Page Street in San Jose's Buena Vista neighborhood.

Archives & Architecture, LLC is a historical consulting firm that has been hired to conduct an evaluation of the property in compliance with the National Historic Preservation Act of 1966 (NHPA). Because federal funding will be utilized from the U.S. Department of Housing and Urban Development (HUD) for this project, development planning must include this evaluation according to Section 106 of NHPA. By doing so, HUD will be able to understand any potential impacts on historic properties due to their action and decision relative to this project. If necessary, they will then consult with stakeholders to seek ways to mitigate or avoid any adverse effects and resolve any possible adverse effects through consultation that considers the interests of those stakeholders.

The three-parcel site is 0.7 acres in size and is addressed as 329, 343, and 353 Page Street. The site presently contains five residences and related ancillary structures. The proposed project consists of a six-story, 82-unit apartment complex.

With this letter, we are seeking information, as appropriate, from interested parties and any other individuals and/or organizations likely to have knowledge of, or concerns with, historic properties in the immediate vicinity of the project site, including the subject site.

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properties will then be assessed as a part of the federal environmental review for the project undertaken by HUD.

If you have any questions regarding this process, or if you know of any other groups we should contact, please email at the address below, mail at the address on the previous page, or call me at (408) 297-2684.

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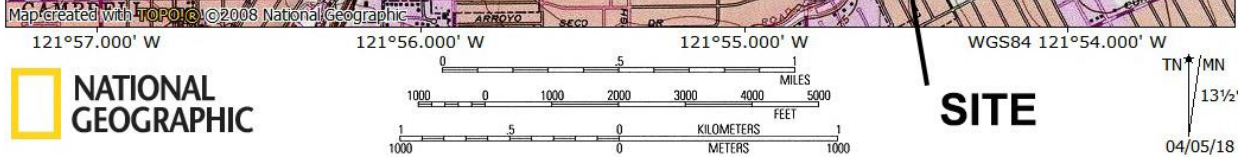
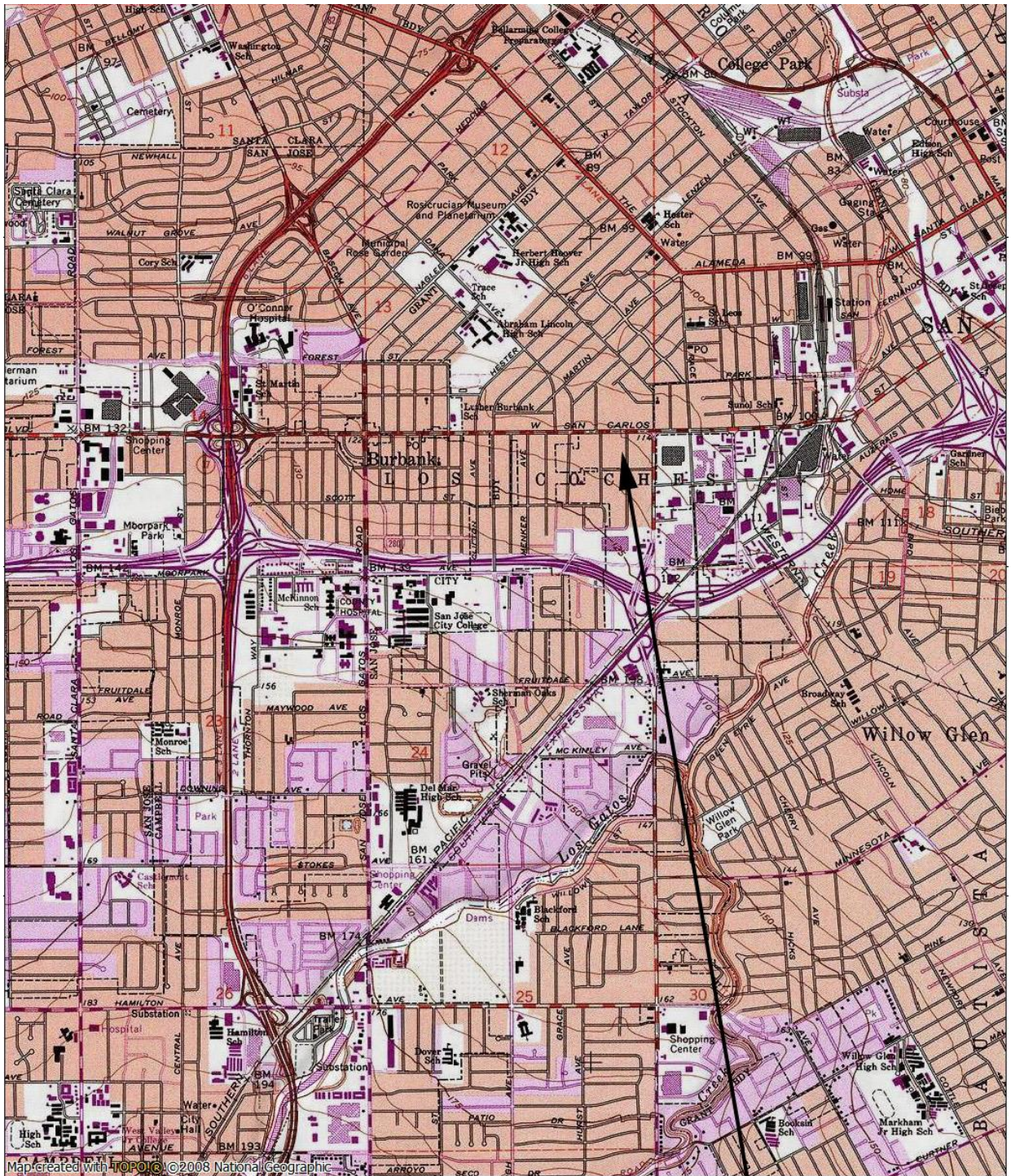
Sincerely,

Franklin Maggi, Architectural Historian
Archives & Architecture, LLC
franklin.maggi@archistory.com

cc:
San José Historic Landmarks Commission
Santa Clara County Historical Heritage Commission



Project Area Limits Map



LOCATION MAP



ARCHIVES
ARCHITECTURE

November 12, 2018

County of Santa Clara Historical Heritage Commission
C/o Jessica Jameson, Deputy Clerk
Clerk of the Board
70 West Hedding Street, East Wing, 10th Floor
San Jose, CA 95110

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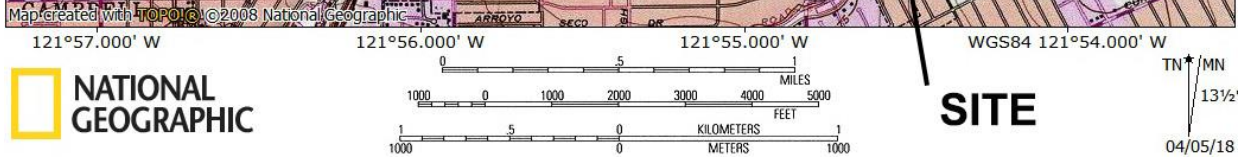
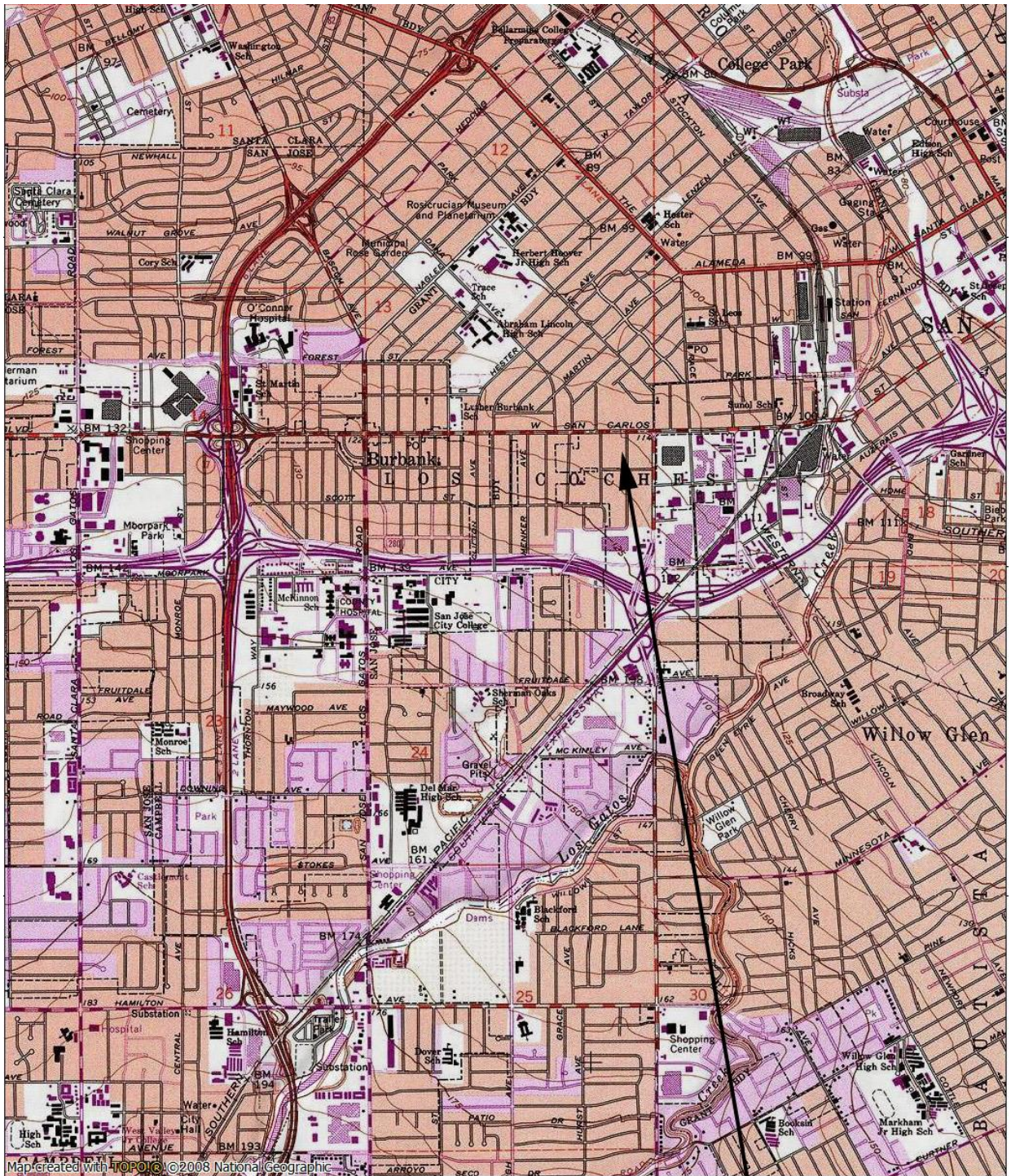
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Project Area Limits Map



LOCATION MAP