



ARCHIVES  
ARCHITECTURE

April 3, 2017

David J. Powers & Associates, Inc.  
1871 The Alameda  
San Jose, CA 95126

RE: 7201 Bark Lane, San Jose (APN #372-24-011)

Attn: Shannon George

Dear Shannon,

Please find attached documents comprising a historic report prepared for the property located at 7201-7245 Bark Lane in San José. This report, consisting of this letter, DPR523 forms, and rating sheets, has been prepared for inclusion in a submittal of an Initial Study or other environmental evaluation for a development project associated with the subject property. The project, as we understand it at the present time, will include demolition of all the buildings and structures on the site, and construction of a new residential complex of buildings.

A historic report, of which this cover letter is a part, is a survey and evaluation that is used to determine the potential significance of historic buildings, structures, sites, and/or objects. The survey, recorded in the form of DPR523 forms, contains a technical description of the property as well as information about its historical background and the surrounding area. The historical evaluation within the DPR523 forms is based on specific historic evaluation criteria that have been developed by the City of San José, as well as criteria related to consideration for eligibility for the California Register of Historical Resources.

The Department of Planning, Building and Code Enforcement (PBCE) of the City of San José will use this historic report as a reference to determine whether a project will result in a significant impact to a historic resource(s). A project will have a significant effect on a historic resource if it would demolish, or substantially alter, a historic resource which is (1) either listed, or eligible for listing, on the National Register of Historic Places or the California Register of Historical Resources or (2) designated or eligible as a San José City Landmark. It is the responsibility of the Director of the Department of PBCE to make a determination as to whether a project will have a significant impact on a potential historic resource under the California Environmental Quality Act (CEQA).

The DPR523 recording forms that are attached to this cover letter outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also, attached to this cover letter is a Historic Evaluation Rating Sheet prepared according to San Jose's *Guidelines for Historic Reports (as amended in 2010)*. The numerical scoring within these sheets is used to determine if the property is eligible for listing on the San José Historic Resources Inventory.

A bibliography, which meets the City's requirement for a checklist of sources consulted, is embedded in the DPR523 series forms. A full range of digital photographs of the exterior of the building and property is also required in the Guidelines, and help to visually define the character-defining features of the property. Those photos are also embedded in the DPR523 forms.

Below is a summary of our investigation and findings:

The property, consisting of one assessor's parcel (372-24-011), is not listed on the San José Historic Resources Inventory, nor has it been evaluated as a part of any local historic resource survey conducted by the City of San José or any other agency that has been filed with the State Office of Historic Preservation, as well as can be determined.

The attached DPR523 forms dated April 3, 2017, which I prepared, documents the historical and architectural aspects of the property and associated buildings referred to as 7201-7245 Bark Lane, San José. The property was annexed to the City of San José on March 5, 1956 prior to construction of the buildings. Permits were obtained from the City of San Jose to construct the buildings in three phases beginning in 1961, with completion later that year.

I indicate in the DPR523 series forms that the property does not appear to qualify for listing on the California Register of Historical Resources, and does not appear to be eligible for San José Historic Landmark designation when considered under the qualitative criteria of the City's Historic Preservation Ordinance.

The evaluation performed per the City of San José rating system resulted in a tally of 8.70 and is below the threshold of 33 points for listing on the San José Historic Resources Inventory.

There does not appear to be any potential that the property might contribute to a district comprised of similar resources in the area. The neighborhood has similarly scaled multi-family residential complexes nearby, and the surrounding area is a mix of commercial buildings along De Anza Boulevard and a single family residential neighborhood to the east. This larger area is diverse in architectural character.

An impacts analysis was not conducted, as the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as a San José City Landmark. Because the buildings on the property do not appear to qualify for the California Register or as a City Landmark, demolition would not be a significant impact on historic resources under CEQA.

Sincerely,



Franklin Maggi, Architectural Historian\*

\*Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of architectural history in compliance with state and federal environmental laws, as outlined in the criteria under 36 CFR Part 61, and is listed with the California Historical Resources Information System as Architectural Historian.

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 10 \*Resource Name or #: (Assigned by recorder) 7201 Bark Lane

P1. Other Identifier: 7221 and 7245 Bark Lane

\*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 Cupertino Date 1991 photorevised T.7S.; R.2W.; Mount Diablo B.M.

c. Address 7201 Bark Lane City San Jose Zip 95129

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 585899mE/ 4128957mN

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

Assessor's Parcel Number: 372-24-011,  
north side of Bark Lane between De Anza Blvd. and Weyburn Lane.

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

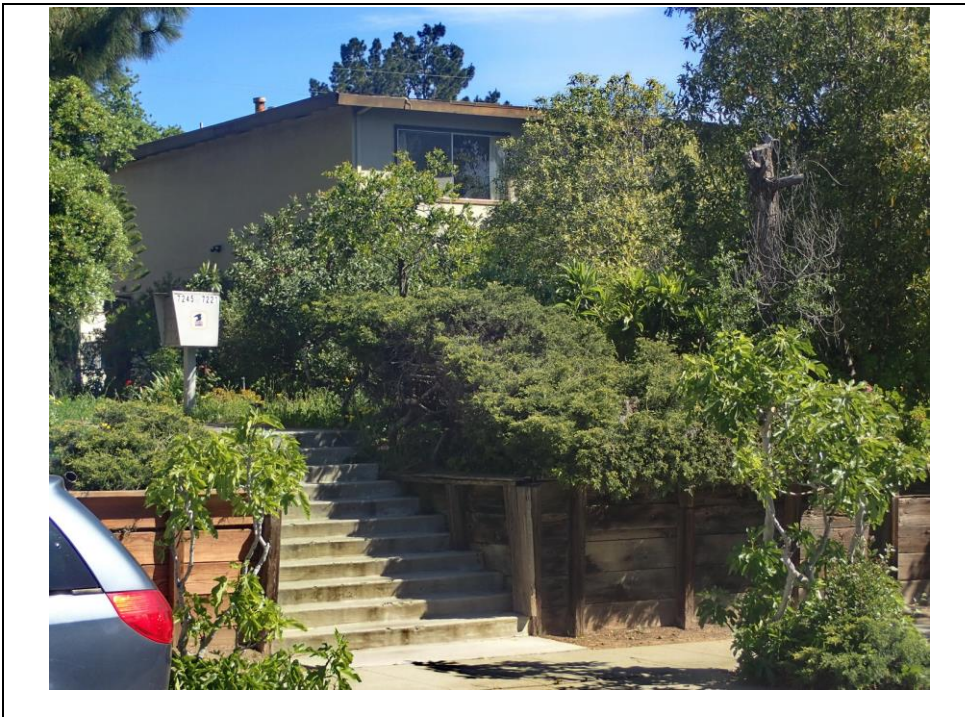
Located within a one-block portion of Bark Lane developed with similar-scaled multifamily apartment buildings, this three-building 20-unit garden complex is two-stories in height over a slightly depressed tucked-under enclosed single-car garage level. The internal layouts are townhouse style. The buildings are set back from Bark Lane and surround a lushly framed pool and lounge area high above the street that is hidden from view behind landscaping.

Across the street is a similar but smaller complex with two apartment buildings, and to the east and southwest are other apartment buildings of similar vintage. The vacant property to the west once contained a building that was demolished after a fire prior to 2005. To the north is the large Villa Collina apartment complex.

(Continued on page 2, DPR523L)

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

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



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

View facing northeast, March 2017

\*P6. Date Constructed/Age and Sources:

1961 per permits

Historic  Prehistoric  Both

\*P7. Owner and Address:

Jason Lee  
7221 Bark Lane #12  
San Jose, Ca 95129

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

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

\*P9. Date Recorded: April 3, 2017

\*P10. Survey Type: (Describe)  
Intensive

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

None

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

Page 2 of 10 \*Resource Name or # (Assigned by recorder) 7201 Bark Lane

\*Recorded by Franklin Maggi \*Date 4/3/2017  Continuation  Update

(Continued from previous page, DPR523a)

The three apartment buildings on the site, addressed as 7201, 7221, and 7245 Bark Lane, are situated on a 0.91-acre parcel. An open driveway wraps the perimeter of the buildings where the garages, one-per-unit, are accessed. No other designated parking was noted on the site, although excess parking fills the driveway areas either in front of or across from the garages along the side and rear property lines. The driveways have asphalt paving that is deteriorated. The perimeter property lines contain board fences.

The style of the buildings is Modern in character, but vernacular in execution. The detailing is minimal, reflecting modest construction techniques of the period that saw rapid suburban development in the outer areas of metropolitan San Jose.

The buildings are wood-framed and sit on concrete foundations. The roofs are flat, and have deep cantilevered eaves with open rafters trimmed with similar sized flat fascia boards. Wall cladding consists of T1-11 plywood, a common exterior siding material of the period that has closely spaced vertical grooves. The plywood panels have a slight overlap at the upper floor level along the front and sides of the buildings where the upper walls are not cantilevered. The exterior walls above the garages have deep cantilevers of around three feet in depth.

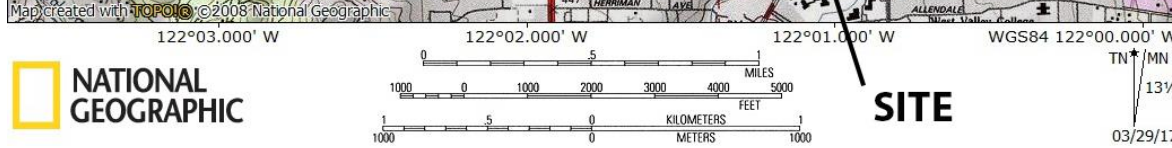
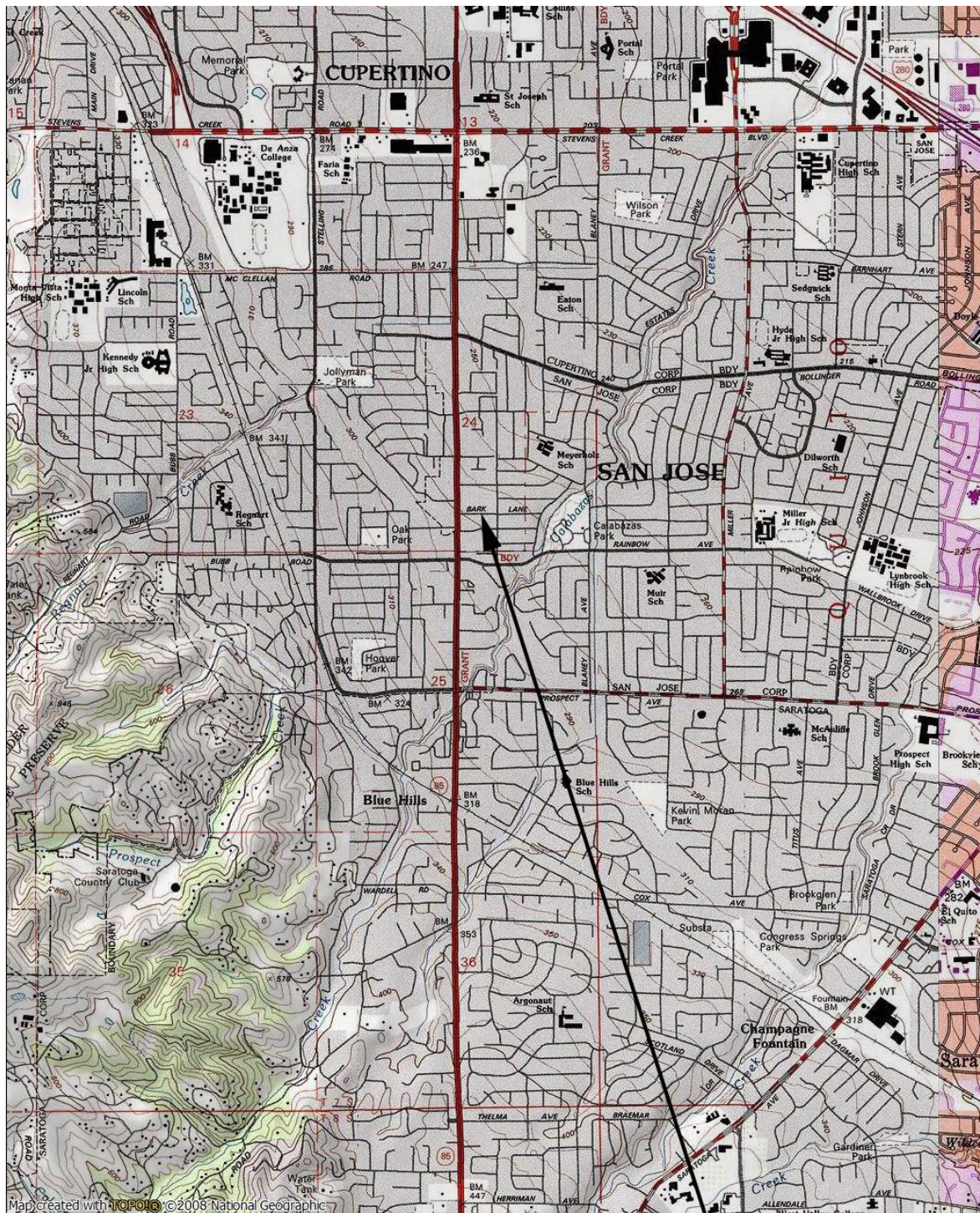
The entries are recessed into the building volumes with alcoves reached by wide concrete steps that lead to wood framed floor decks. Each alcove contains two entries to the sides (perpendicular to the facades). The doors are mostly wood slabs except for a few replacements.

Fenestration throughout consists of original aluminum sliders. The windows are trimmed with small wood casings. Adjacent to each entry-door is a large four-pane slider serving as a focal window to the interior living room. They match the front entry doors in height.

The buildings as well as the site are in a state of deterioration. Landscaping is overgrown, some of the sidewalks within the site show heaving due to invasive tree roots. The plywood on the buildings shows some random peeling at the edges and had not been painted to maintain integrity for an extended period of time. Some of the wood support to the raised pool area along the frontage have recently been replaced, with other areas remaining in a state of deterioration.



Aerial view with addressing (Bing - Microsoft Corp.)



\*Resource Name or # (Assigned by recorder) 7201 Bark Lane

B1. Historic Name: None

B2. Common Name: None

B3. Original use: Multifamily residential B4. Present Use: Multifamily residential

\*B5. Architectural Style: Modern

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

Constructed 1961. San Jose permit #35198.

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

\*B8. Related Features:

None

B9a Architect: Unknown b. Builder: Trojan Construction Co.

\*B10. Significance: Theme Architecture and Shelter Area West San Jose

Period of Significance 1961 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 20-unit three-building apartment complex at 7201-7245 Bark Lane was permitted by the City of San Jose in early 1961 and completed later in that year. It was constructed by Trojan Construction Company of Sunnyvale. Trojan appears to have been the owner/developer, with agent Kris (Kristjan) Einarsson as the signatory on the permits. Little could be found about Einarsson. He briefly appears in local directories with his wife Signid, but may not of stayed in the area for long. In the 1964 and 1965 Polk's San Jose Directory, Mrs. Helga Franks is listed as a resident/owner, but also is noted as an employee of Kris Einarsson.

At the time of construction, the City of San Jose had been undergoing an expansive period due to a growing job market, partly due to the active campaign of the Santa Clara county business community to attract new non-agricultural related industries to the area. Between 1950 and 1975, the county population increased from 95,000 to over 500,000, and the urbanized areas grew correspondingly, replacing orchards with subdivisions and shopping centers. During this period, residential subdivisions of San Jose reached Saratoga-Sunnyvale Road, with the subject property and adjacent lands annexed into the City of San Jose on March 5, 1956. Rural residents near the community of Saratoga had just petitioned for a protective "greenbelt" area to protect them from San Jose, but San Jose was able to stake it territory to this thoroughfare, later renamed to De Anza Boulevard.

(Continued on next page)

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

\*B12. References:

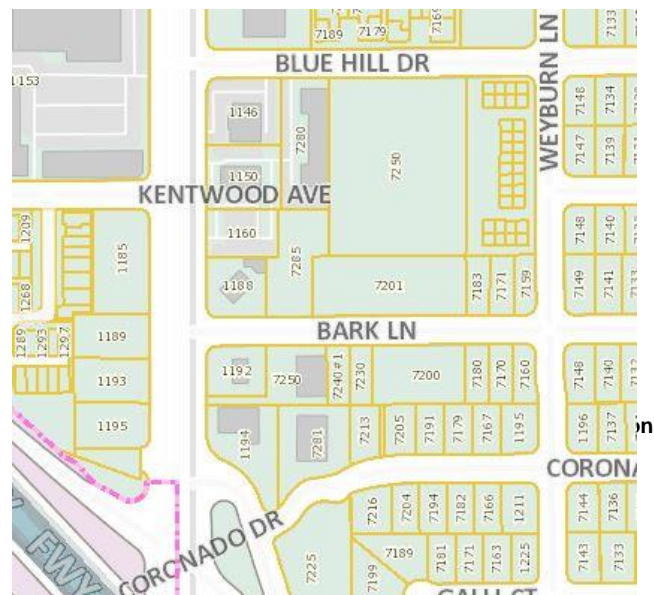
Polk's San Jose Directories, 1960-1978.  
 San Jose City building permits.  
 Santa Clara County Clerk-Reocorder, maps.  
 USGS aerials, courtesy of Fairchild maps, on file at  
 The California Room, San Jose Public Library.

B13. Remarks: Proposed demolition

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: April 3, 2017

(This space reserved for official comments.)



Page 5 of 10 \*Resource Name or # (Assigned by recorder) 7201 Bark Lane

\*Recorded by Franklin Maggi \*Date 4/3/2017  Continuation  Update

*(Continued from previous page, DPR523b)*

The strip between the Saratoga-Sunnyvale Road and Weyburn Lane north of the future Highway 85 right-of-way was planned for commercial and high density residential, and soon developed consistent with that intent. Multi-family residential development provided a buffer between the single-family neighborhoods evolving to the east, and the commercial development along the Saratoga-Sunnyvale Road strip. The south end of the multifamily area was approved for duplex development, with Bark Lane and properties to the north to Rollingdell Drive approved for higher density apartment development. The large area that eventually came under the City of San Jose jurisdiction ranged along Saratoga-Sunnyvale Road from Bollinger Road on the north to Prospect Road on the south, and a thin commercial corridor became the final western city limits between Bollinger Road and the Highway 85 right-of-way. Much of this commercial and multi-family residential area did not develop until the 1970s.

In 1955 the City of Cupertino incorporated, and in 1956 the City of Saratoga incorporated, providing a counter punch to San Jose's expansion goals of reaching the foothills of the mountainous Santa Cruz Range.

It is not known how long the Einarsson owned the property. Polk Directories during the 1960s and 1970s show the apartment complex mostly fully occupied, and after 1965 none of the tenants are noted as owners or managers. By 1980 the apartment property was owned by Ayala Yurfest Lichtman. It briefly passed through two other owners until acquired by Jason Lee in 1989. Research into Lichtman found nothing of note.

#### Integrity

The apartment complex at 7201-7245 Bark Lane maintains most of its historical integrity as per the National Register's seven aspects of integrity. The complex maintains its original location in the mid-century mixed-use neighborhood to the east of De Anza Boulevard in West San Jose. The site continues to be surrounded by most of its historic residential setting, including surrounding apartment complexes, although the property to the immediate west was destroyed by fire. The complex retains its mid-twentieth-century multifamily residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with minor patterns of residential development during the post-World War II period of urban expansion in greater San Jose. The exterior of the building retains its integrity with its vernacular Modern style, including its site layout and landscaping, plywood-clad walls, boxy shapes, and aluminum slider windows. The original character-defining materials have been preserved.

#### EVALUATION

Apartment complexes like 7201-7245 Bark Lane appeared throughout the new urbanized areas of San Jose during the 1950s and 1960s to meet the intense demand for housing as the area grew exponentially. Clusters of similar two-story complexes were built in suburban areas in San Jose along major thoroughfares such as the then called Saratoga-Sunnyvale Road, Winchester Boulevard, Monterey Road, Hamilton Avenue, and Fruitvale Avenue. Along Bark Lane a small grouping of these apartment complexes was built; many of these relatively low-density developments throughout San Jose are now being replaced by more intense housing developments due to their locations near major transportation corridors.

Housing complexes such as this, which were built during San Jose's period of *Industrialization and Urban Expansion* after World War II, are just now becoming a half-century old. The rapid manner in which many of these developments occurred in the 1950s and 1960s can often be evident in the vernacular design and lack of quality of materials of some of these buildings. Meanwhile, other prototypical multifamily residential buildings constructed during the early years of this period were architect-designed and embody the post-war boom years through their form and materials. Many local and regional architects in this period of Modern residential design exploited simple forms in their buildings as a means of re-focusing their craft on the functions of residential space and the values inherent in common materials. These Modern designs, although sometimes not easily distinguishable from other vernacular buildings of the period, can be recognized by their inherent design quality and ability to create a sense of visual and spatial interest.

*(Continued on next page)*

(Continued from previous page)

Found in many early Modern designs, and more typical of contemporary architect-designed residential developments, are innovative Modern designs with pleasing proportions, high-quality materials, and design details that, even within the simplicity of the style, provide privacy, security, integrated spaces, design identity, and quality of light. Many of the residential developments of the late 1950s and early 1960s however, such as the subject property, lack the attention to materials, layout, and detail that are generally found in the architect-designed complexes, and are, rather, minimal boxes. Many are lacking residential amenities common to both historic and current high-density developments, and are suffering from neglect in no small part because their materials are nearing the end of their life expectancies (or, in many cases, have exceeded them). Intended to address the intense demand for housing at mid-century and the perceived transient occupancy needs of those who had just arrived in San Jose, they are widespread and unexceptional, and reflect only minor patterns of development within the City of San Jose.

The original owners, as far as can be determined, are not well known, and little was discovered about them. Kris Einarsson, developer of the complex, appears to have only lived in the area for a short time.

This housing complex reflects minor patterns of development during San Jose's period of *Industrialization and Urban Expansion*, but does not embody them in a distinctive enough way for the property to be considered a significant historic resource. The creation of this apartment complex is associated with persons who have no known historic significance to contemporary society. The design of the buildings themselves lack distinction within the field of architecture and building construction.

The property would therefore not qualify as a historic resource under any of the criteria of the California or National Registers, (1) A, (2) B, or (3) C. When evaluated within the City of San Jose Evaluation Rating system, the property scores only 8.7 tally point, indicating it is not eligible for listing on the Historic Resources Inventory. As such, when assessed under the qualitative criteria for designation as a city landmark, the property does not meet the minimum for consideration.



Site overview viewed facing northeast.



Page 7 of 10 \*Resource Name or # (Assigned by recorder) 7201 Bark Lane

\*Recorded by Franklin Maggi \*Date 4/3/2017  Continuation  Update



7245 Bark Lane rear, viewed facing north to northeast.



Front of 7245 Bark Lane at site entry, viewed facing north.

Page 8 of 10 \*Resource Name or # (Assigned by recorder) 7201 Bark Lane

\*Recorded by Franklin Maggi \*Date 4/3/2017  Continuation  Update



7201 Bark Lane overview, viewed facing northwest.



7201 Bark Lane rear elevation, viewed facing south to southwest.



Rear of 7201 Bark Lane at rear driveway, viewed facing west.



Swimming pool to front of 7221 Bark Lane, viewed facing west.

Page 10 of 10 \*Resource Name or # (Assigned by recorder) 7201 Bark Lane

\*Recorded by Franklin Maggi \*Date 4/3/2017  Continuation  Update



7245 Bark Lane, typical entry alcove, viewed facing northwest.



Side elevation of 7221 Bark Lane, viewed facing east.

## HISTORIC EVALUATION SHEET

**Historic Resource Name:** 2701 Bark Lane, San Jose

**A. VISUAL QUALITY / DESIGN**

**Justification**

		E	VG	G	FP
1. EXTERIOR	Undistinguished				X
2. STYLE	Of no particular interest				X
3. DESIGNER	Designer not identified - of no interest				X
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	None				X

**B. HISTORY / ASSOCIATION**

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connection				X
7. EVENT	None associated				X
8. PATTERNS	No connection				X
9. AGE	1961				X

**C. ENVIRONMENTAL / CONTEXT**

		E	VG	G	FP
10. CONTINUITY	Not in area of primary/secondary importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	Familiar to neighborhood			X	

**D. INTEGRITY**

		E	VG	G	FP
13. CONDITION	Significant surface wear			X	
14. EXTERIOR ALTERATIONS	Minor changes	X			
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Has not been moved	X			

**E. REVERSIBILITY**

		E	VG	G	FP
17. EXTERIOR	Almost all original	X			


**REVIEWED BY:** Franklin Maggi

**DATE:** 04/03/17

## EVALUATION TALLY SHEET

**Historic Resource Name:** 2701 Bark Lane, San Jose

	<b>E</b>	<b>VG</b>	<b>G</b>	<b>FP</b>	<b>Value</b>	<b>Value</b>	<b>Sub-total</b>	<b>Cumulative sub-total</b>	
<b><u>A. VISUAL QUALITY / DESIGN</u></b>									
1. EXTERIOR	16	12	6	0	0				
2. STYLE	10	8	4	0	0				
3. DESIGNER	6	4	2	0	0				
4. CONSTRUCTION	10	8	4	0	0				
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		0		
<b><u>B. HISTORY / ASSOCIATION</u></b>									
6. PERSON / ORGANIZATION	20	15	7	0	0				
7. EVENT	20	15	7	0	0				
8. PATTERNS	12	9	5	0	0				
9. AGE	8	6	3	0	0		0		
<b><u>C. ENVIRONMENTAL / CONTEXT</u></b>									
10. CONTINUITY	8	6	3	0	0				
11. SETTING	6	4	2	0	2				
12. FAMILIARITY	10	8	4	0	4		6	6	
	<i>(SUM OF A+C) =</i>				6				
<b><u>D. INTEGRITY</u></b>									
13. CONDITION	.00	.03	.05	.10	0.05	x 6	0.3		
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x 6	0.0		
	.00	.03	.05	.10	0	x 0	0.0		
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x 6	0.0		
	.00	.10	.20	.40	0	x 0	0.0		
16. SITE	.00	.10	.20	.40	0	x 0	0.0		
							0.3		
	<b>ADJUSTED SUB-TOTAL:</b>				<i>(Preliminary total minus Integrity Deductions)</i>			5.7	
<b><u>E. REVERSIBILITY</u></b>									
17. EXTERIOR	3	3	2	2	3			8.7	
<b>EVALUATION TOTAL:</b>							<i>(Adjusted subtotal)</i>		8.70