

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 24 *Resource Name or #: (Assigned by recorder) 64-82 Glen Eyrie Avenue, San Jose

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; ☐ of _____ of Sec _____; _____ B.M.

c. Address 64-82 Glen Eyrie Ave City San Jose Zip 95125

d. UTM: (Give more than one for large and/or linear resources) Zone Continuation pages, mE/ _____ mN

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

APN 264-57-026 & 027

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

The subject property is a large parcel that is located in the Willow Glen area of San Jose, north of Willow Street and just west of Lincoln Avenue. The property is flat and contains several buildings; four primary houses, 4 ancillary small residential units, garages and sheds. The surrounding area was originally single-family parcels, but in the 1940s the uses began to change to multi-family, primarily two-story apartment buildings. However, the subject property was developed with single-story, single-family style houses on a single parcel. The wood frame buildings are covered in stucco and have minimal architectural detail. Landscaping around all houses and ancillary buildings is neat with well-trimmed bushes. (continued page 3)



*P3b. Resource Attributes: (List attributes and codes) HP 2 single Family Residences

*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: (view, date, accession #) Front façade of 80 Glen Eyrie

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1949 Assessor Records

*P7. Owner and Address:

GEC Properties

221 Main St. #1443

Los Altos CA 94022

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

Urban Programmers

10710 Ridgeview Ave

San Jose CA 95127

*P9. Date Recorded: 11/30/2019

*P10. Survey

Type: (Describe) Project specific

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

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 64-82 Glen Eyrie Avenue, San Jose CA *NRHP Status Code 6Z

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B1. Historic Name: Leo Rhem Family
B2. Common Name: none
B3. Original Use: Multi-family residential B4. Present Use: Multi-family Residential
*B5. Architectural Style: Ranch (Colonial Revival elements)
*B6. Construction History: (Construction date, alterations, and date of alterations)

The primary buildings were constructed between 1948-1950. There has been very little alteration to the primary residences and their garages. Sheds have been added.

*B7. Moved? ☒ No ☐ Yes ☒ Unknown Date: 1949-1950 Original Location: unknown
*B8. Related Features: Ancillary buildings. None of significance

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Residential architecture Area San Jose

Period of Significance 1949-2000 Property Type houses Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is not significant to the history or heritage of San Jose and does not meet the criteria for Candidate City Landmark of the California Register of Historic Resources.

Until this 2018, the subject property was owned by the Rhem family who developed the parcel (216 feet of street frontage by 170 feet deep) in 1949. No permits were found for the construction of the buildings. The house at 80 Glen Eyrie Ave appears to have been constructed on site. The house at 64, 70 and 82 may have been moved to the property as many houses were moved from Lincoln Avenue as commercial uses replaced residential. Also, as roads were widened or extended in the area small houses were often moved and grouped together or placed with existing houses. Whether constructed on site or moved, the buildings do not represent fine architectural style or unusual craftsmanship in the construction. The Rhem family operated a bakery
(continued on page 15)

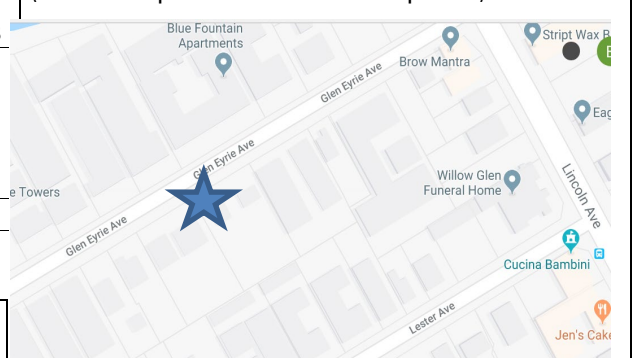
B11. Additional Resource Attributes: (List attributes and codes) HP3

*B12. References: Page 21

B13. Remarks:

*B14. Evaluator: Bonnie Bamberg
*Date of Evaluation: 11/30/2019

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

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*Recorded by: Urban Programmers *Date November 30, 2019 x Continuation Update

P3. Description continued:

The subject property is two multi-family (duplex) parcels each with four residential buildings that are all single-story, wood frame, with stucco siding. Located just west of Lincoln Avenue. The area is primarily two-story apartment buildings that are a bit newer than the subject buildings. All are part of the development to house the influx of new residents after WWII and that distinguishes so much of Willow Glen's development patterns in the mid-20th century.

The buildings are designed in a stripped style with very simple features of the Ranch style melded with Colonial Revival. None are a good example of either style.

64 Glen Eyrie Avenue UTM 10S,597034 mE 41I29914 mN : The house is set back from the street with a front façade that has a protruding front facing gable with the rest of the façade flat. The recessed wall has the front door with a small-extended rooflet cover and a large, multi-pane window. The gable has a similar large window. The front door is behind a security screen with a small porch two steps above grade. Decorative shutters on the gable are the only ornamentation. The roof has a very small, plain fascia covering the ends of exposed eaves. The sides and rear follow the theme of stucco with inset windows and no ornamentation. Behind the building is a garage with pitched roof.

Landscaping is well-tended, large bushes screen the front façade with patches of lawn on each side of the center walkway. Typical of Willow Glen, mature trees line the street.

Further back, behind a wood fence is another small house. This is an "L" shape with flat facades, a pitched roof and stucco covered with no ornamentation.

70 Glen Eyrie Avenue UTM 10S597015 mE 4128818 mN: The building has a hipped roof and is almost square in plan. The front façade is flat with a large corner window (multi-pane) on the east, the front door in the center and a smaller similar window on the west side. There is no architectural ornamentation. The side and rear facades are stucco with inset windows. Well-trimmed bushes screen the front and are decorative along the driveway to the rear garage. The garage has a hipped roof and covered in stucco. Small gardens are between the house and garage.

80 Glen Eyrie Avenue UTM 10S 597004 mE 4129933 mN: The largest of the houses, this has a pitched roof with two front facade projecting elements. Between these, the front façade is covered by extended roof over a small porch with the door in the center. The easterly projection has a centered window, while the larger west one has corner windows. Brick veneer covers the lower third of the front wall. Well-trimmed bushes in front of the house enclose a small front terrace area. The sides and rear are simple stucco walls with windows denoting the use of the interior space.

Behind the house is a second residence. This is a small building with a hipped roof. Like the front house, this has stucco walls and no ornamentation. The garden between the houses is well tended with small bushes and flowerbeds.

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82 Glen Eyrie Avenue UTM 10 S 596989 mE 4129922 mN: This house much like the others has a hipped roof with a front projecting element on the west side. The rest of the front facade is flat with the door in the center under a small roof extension. Low hedges across the front provide screening for a small front terrace. The sides and rear are covered in stucco with windows irregularly placed.

In summary: The houses were modest when developed and efficient to construct. None represent fine architectural design or craftsmanship that solved a particular design issue. The style was very popular as housing was needed for a growing population.

P7 Photographs continued: Photographs were taken using digital format in June and July 2018 unless otherwise identified.



Aerial photograph map showing the location of the two parcels.
Source Google Earth Pro

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Photograph 1 64 Glen Eyrie Ave.

View: front façade (north) of the building and landscaping

Camera facing south



Photograph 2 64 Glen Eyrie Ave.

View: side façade (west) of the building.

Camera facing southeast

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Photograph 3 64 Glen Eyrie Ave.

View: Rear facade

Camera facing: north



Photograph 4 64 Glen Eyrie Ave.

View: Garage and patio fence. Apartment building in back.

Camera facing South

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Photograph 5 70 Glen Eyrie Ave.

View: Front and side
façade.

Camera facing SW



Photograph 6 70 Glen Eyrie Ave.

View: north side façade.

Camera facing SE

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Photograph 7 70 Glen Eyrie Ave.

View: Rear façade

Camera facing: North



Photograph 8 70 Glen Eyrie Ave.

View: Garage

Camera facing: south

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Photograph 9 80 Glen Eyrie Avenue
View: Front façade
Camera facing: South

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Photograph 10 80
Glen Eyrie Avenue

View: Front façade and
side

Camera facing: South



Photograph 11 80 Glen
Eyrie Avenue

View: Rear façade

Camera facing: South

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Photograph 12 80 Glen Eyrie Avenue

View: Rear cottage

Camera facing: Southeast



Photograph 13 80 Glen Eyrie Avenue

View: garage

Camera facing: South

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Photograph 14 82 Glen Eyrie Avenue

View: Front façade Right with 80 Glen Eyrie on left)

Camera facing: Southwest



Photograph 15 82 Glen Eyrie Avenue

View: Front Facade

Camera facing: South

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Photograph 16 82 Glen Eyrie Avenue

View: Rear cottage on left, garage on right

Camera facing: East



Photograph 17 82 Glen Eyrie Avenue

View: Rear and side facades

Camera facing: North

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Photograph 18 82 Glen Eyrie Avenue

View: Garage on right

Camera facing: North

BI0 Significance continued:

on Lincoln Avenue from the late 1930s until the 1980s. The family were part of the business community and workforce. Research did not find events of importance or significance associated with family or property.

Context: The wealth of the community was primarily from agriculture; prunes and apricots were the leading crops. By 1915 the Sanborn Insurance Map shows the streets were lined with large lots and many two-story homes.

Although Willow Glen was a separate district within unincorporated Santa Clara County, the area identified with San Jose and was included in the Fourth Ward. Dr. James Dawson, a physician in San Jose was the first to commercially pack fruit in 1871, starting what became the principal economic industry that would drive the economy of the County until the late 1930s and the beginning of WWII.¹ By 1890, all of Santa Clara Valley was bursting with agriculture, orchards, canneries, dryers and the various aligned businesses, box making, can making etc. This was the era of the *Valley of Hearts Delight* with the packed or dried fruit sent all over the world.² The robust economy was attractive to businessmen who came from different states and countries to create their fortunes with fruit. As the population grew, subdivisions moved from the center of San Jose to the north, south, east and west. In each of San Jose's Wards and many smaller districts there were local schools, religious centers and commercial areas that began to develop along the major transportation corridors. In 1900, Minnesota and Lincoln Avenue was the important intersection in *The Willows*- "The Corners" where an

¹ History San Jose, Cannery Life, Del Monte Corporation.(Website)

² Arbuckle, Clyde, Clyde Arbuckle's History of San H ise, Smith McKay Printers, 1984

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elementary school was developed, and a couple of commercial businesses were located between the residential parcels. During the 1880s and 1890s residences lined Lincoln Avenue south of Willow St. Almost from its beginning Willow Glen was considered a separate district with its own school, churches and a smattering of businesses. In 1927 the area incorporated as the City of Willow Glen in order to have jurisdictional power over where the Southern Pacific Railroad would locate its tracks, but by 1936 the expense of providing infrastructure for the area caused the residents to abandoned their city status and annex into San Jose.

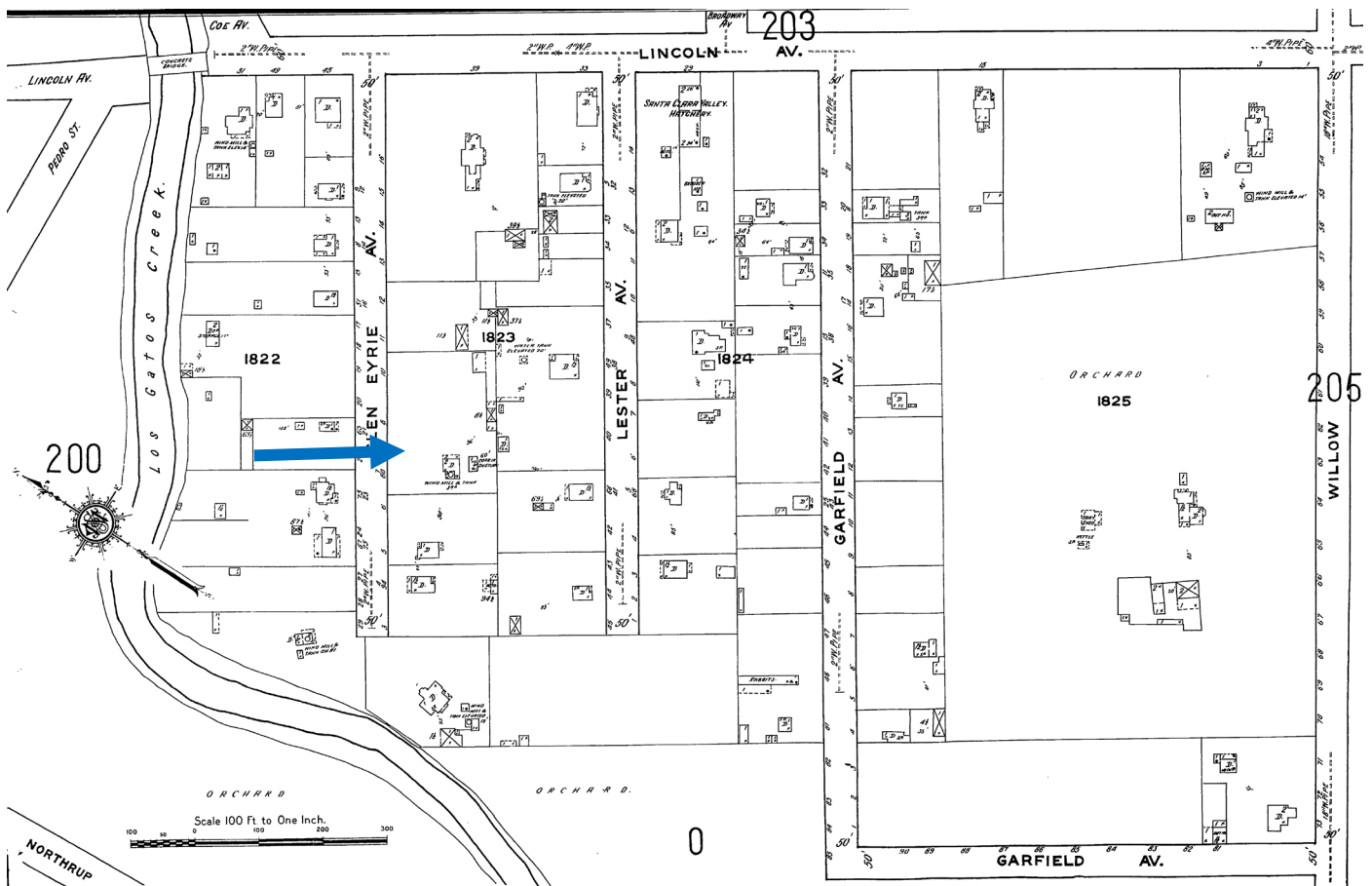


Figure 2 1915 Sanborn Insurance Company Map page 200

The map shows the development pattern for the area between north of Willow Avenue, west side of Lincoln. The subject parcels is shown with a two-story house

The late 1930s and during WWII were difficult times in San Jose. Most development was slowed until the war was over. The orchards were less valuable as the food processing succumbed to a normal market without subsidies or federal price guarantees. However, as land for industry or a residential subdivision was selling at prices above the value of the produce, many families found it the time to sell. After the end of the war the population of San Jose exploded with veterans returning to attend the local colleges under the G.I. Bill, and

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the industry retooling or moving to high tech. In 1940 the population of San Jose was 68,457, by 1950 the population had grown to 95,280. The growth demanded more housing and subdivisions began to replace the orchards in the Willow Glen and Cambrian areas.

The Post WWII years of 1946-49 saw an explosive growth period in San Jose and Willow Glen where the residential subdivisions spread into the surrounding orchard land. The area north of Willow Street was subdivided for residences with commercial use along Lincoln Avenue. Amos Lester created the subdivision of land known as the Lester Subdivision that included Glen Eyrie and Lester Avenues. Initially the subdivision was single-family homes as was shown on the Sanborn Insurance Maps. Leo (Leon) Rehm, born in 1903 was a German National who lived in France before he emigrated to the United States in 1922 living in Palo Alto before moving to San Jose in 1936. Rehm was a baker by profession and became a naturalized citizen in 1931. He married his wife Anna Scott in San Francisco in 1926 after which they had two children Carl and Margaret. After moving to San Jose, the Rehm family lived at 80 Glen Eyrie Avenue in a two-story house (seen on Figure 1, the 1950 Sanborn Insurance Map). The Rehm business, Sugar & Spice Bakery, was located at 1007 Lincoln Avenue. In 1948, the family began to develop other houses on the property, removing the family home and building a new Ranch Style house in 1949. By 1955, son Carl was running the bakery and also living on Glen Eyrie. The Rehms constructed 4 houses on the parcel between 1948 and 1950, Additional units developed later. Daughter Margaret married Arthur Brown in 1951 and moved from Glen Eyrie Avenue. Leo Rehm passed away in August 2, 1988. On 1992, CMT Management took title to the property from the Brown Family Trust. In 2018, the property was sold by the Brown Trust to GEC Properties.



1007 Lincoln Avenue,
formerly the
Sugar and Spice
Bakery.

During the time the Rehm family owned the property the population of San Jose grew dramatically. By 1960, it was apparent that more housing was needed and many of the single-family parcels on Glen Eyrie and Lester Avenues were assembled to construct apartment buildings. The 1960 the population of San Jose

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reached 204,196, or three times the 1940 population.³

All the buildings have been residential in use. The house at 80 Glen Eyrie was initially the home of Leo Rehm, the owner, but all have been rented for several years. The properties have changed occupants many times with no significant pattern or individuals associated with the properties. Research did not show that the owners or tenants of the parcels had significant roles in the history of San Jose.



³ U.S. Census Data. <http://www.bayareacensus.ca.gov/cities/SanJose50.htm#1940>

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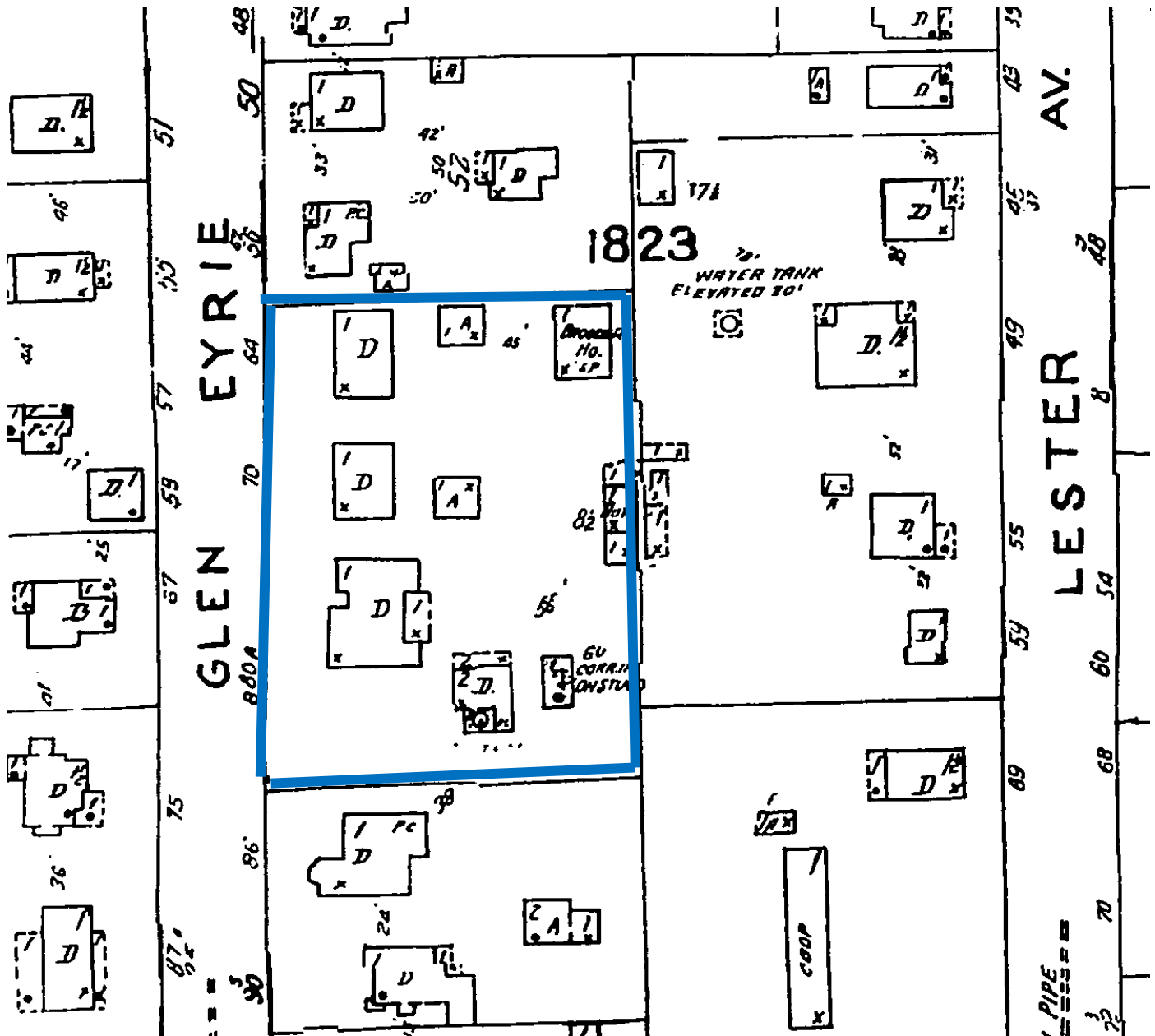


Figure 1. Sanborn Insurance Map; San Jose 1915- updated to 1950 page 203, and portion enlarged. The subject properties are shown by the arrow on the large page and by outline on the section.. Note a two-story house with a water tank, originally the Rehm home, was on the western portion of the property. This house is not present and the residence at 82 Glen Eyrie had not been constructed

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Evaluation of Significance, City of San Jose Municipal Code Section #14.48.020
(Criteria to evaluate historical and architectural significance)

The San Jose General Plan Envision San Jose 2040 includes guidance for protecting the City's built environment in Chapter 6 Historic Preservation (Land Use and Transportation Chapter 22.6

LU-13.22 Require the submittal of historic reports and surveys prepared as part of the environmental review process. Materials shall be provided to the City in electronic form once they are considered complete and acceptable.

A historic resource is one that is of a significant Historical Nature or value. The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, or related to any of the following factors:

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

The post WWII era was one of growth and development where agricultural land was subdivided for homes and larger parcels were further divided to meet the needs of a growing population. However, the subject parcels and the building on them did not contribute in a significant way to the era in local history.

2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

The buildings on Glen Eyrie Avenue are not identified or associated with an important architectural work or architect. Nor is the construction or materials unique to a challenge in the design or use.

The small buildings are identified as Ranch Style with Colonial Revival elements depicting a economical residence constructed for investment. The houses are not a

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fine example of either style architecture.

The additions and alterations have further diminished the original designs, which were never very good examples.

3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

There are many fine Ranch style or Colonial Revival houses in Willow Glen. The architecture of these buildings is not representative of the many fine examples.

Other factors the Historic Landmark Commission may consider:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

As described above, the houses on Glen Eyrie Avenue do not represent any of the categories for consideration listed above in a significant or important way.

California Register of Historic Resources:

The California Register is an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change. The commission shall oversee the administration of the California Register.

- (b) The California Register shall include historical resources determined to be significant and to meet the criteria in subdivision(c).
- (c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:
 - (1) Is associated with events that have made a significant contribution to the

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- broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.
- (d) The California Register shall include the following:
- (1) California properties formally determined eligible for, or listed in, the National Register of Historic Places.
- (2) State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the office shall review their eligibility for the California Register in accordance with procedures to be adopted by the commission.
- (3) Points of historical interest which have been reviewed by the office and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

Criteria for Designation (listing) in the California Register of Historic Resources:

- Criterion 1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The buildings on Glen Eyrie Ave are not associated with events that have made a significant contribution to the broad patterns of local history or cultural heritage.

- Criterion 2. Associated with the lives of persons important to local, California or national history.

Research did not uncover anyone directly associated with the property that was important in the history of San Jose, the state or nation.

- Criterion 3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

The buildings are wood frame single-story residential buildings that are a common, Ranch style with Colonial Revival elements, but are not distinctive of the style and were not designed by a master. The construction is common wood frame with stucco siding, and not artistic. Research did not identify the architect or builder, however it is likely a local builder created the design for each based upon others in the area or pictures in magazines a common practice during the late 1940s.

- Criterion 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

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The site has been disturbed by the construction of buildings, driveways and gardens. The buildings are of common construction and materials. It is very unlikely the site would yield information important in prehistory or history of the local area.

As described above, the properties do not meet the standard of significance under any of the above criteria.

Property evaluated under the San Jose Historic Evaluation criteria and is not considered important in local history, heritage or architecture, is not generally eligible for listing in the California Register of Historic Resources.

CEQA Considerations:

The California Environmental Quality Act (CEQA) defines a historic resource as one that is listed in, or determined eligible for listing in, the California Register. Resources, already listed, or determined eligible for the National Register and California Historic Landmarks 770 or higher, are also defined as eligible for the California Register. Locally significant resources identified through a survey process may also be eligible for listing in the CRHR.

The proposed project is the redevelopment of the property to provide greater density in new residential buildings. The proposed project will result in the removal of the existing buildings. The existing buildings have been considered and found not eligible for listing as San Jose Candidate City Landmarks or for listing in the CRHR, thus they are not considered historic resources under CEQA.

The demolition or alteration of buildings that are not considered historic resources under CEQA, does not cause a significant adverse impact. No mitigation of historic resources would be required.

This research report and evaluation of the property is in compliance with the San Jose General Plan, Chapter 6

LU-13.22 Require the submittal of historic reports and surveys prepared as part of the environmental review process. Materials shall be provided to the City in electronic form once they are considered complete and acceptable

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B 12: References: (Continued)

Unpublished:

City Building Permits 1949-2018

City of San Jose Historic Resources Inventory, San Jose Historic Landmarks Commission, 1987, Revised 1994, 1996, 1997-and as updated.

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