

Appendix D
Historical Evaluation

TREANORHL

905 N CAPITOL AVENUE , SAN JOSE, CALIFORNIA
HISTORIC RESOURCES ASSESSMENT

MARCH 28, 2022



Table of Contents

1.	INTRODUCTION	3
2.	SUMMARY OF FINDINGS.....	3
3.	METHODOLOGY	3
4.	PROPERTY DESCRIPTION	3
5.	ARCHITECTURAL STYLE	7
6.	SITE HISTORY	8
7.	HISTORIC CONTEXT	13
8.	ARCHITECT/BUILDER	15
9.	OCCUPANCY HISTORY	15
10.	RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES	16
11.	REGULATORY FRAMEWORK	27
	National Register of Historic Places Criteria	27
	California Register of Historical Resources Criteria.....	28
	City of San Jose Criteria.....	29
	California Environmental Quality Act.....	31
12.	SIGNIFICANCE EVALUATION	32
	Current Historic Status	32
	NRHP/CRHR Evaluation	32
	Integrity	33
	San Jose City Landmark Evaluation	33
13.	CONCLUSION	34
	BIBLIOGRAPHY	35
	APPENDIX	37



1. INTRODUCTION

Denise Duffy & Associates has requested TreanorHL evaluate the property at 905 N. Capitol Avenue in San Jose (APN 254-29-028) for potential to be listed in the National Register of Historic Places, the California Register of Historical Resources and as a local landmark. The property is not currently listed on any historic register and is not located within an existing historic district. The proposed project site also includes a vacant lot to the south (APN 254-29-026) which will not be evaluated.

2. SUMMARY OF FINDINGS

Upon completion of the survey and archival work, the property at 905 N. Capitol Avenue does not appear individually eligible for listing on the NRHP, CRHR or as a San Jose City Landmark as it was not found to possess sufficient historical significance.

3. METHODOLOGY

TreanorHL conducted a site visit on November 29, 2021 to evaluate the existing conditions, historic features, and architectural significance of the property. Due to the Covid-19 shelter-in-place order, TreanorHL conducted only limited in-person research at the San Jose Public Library and the San Jose Permit Center. In order to fully evaluate the historic significance of the property, available online research was completed including consultation of San Jose City Directories, historical aerials and photographs, newspaper articles, records at the Santa Clara County Assessor's Office, City of San Jose Permit Center, and various other online repositories.

4. PROPERTY DESCRIPTION

The subject property is located in the Berryessa district in the northeastern part of San Jose. Located in the Rymar residential block bound by N. Capitol Avenue to the northeast, Mabury Road to the southeast, the Sinclair Freeway to the southwest, and Berryessa Road to the northwest, the subject property features two parcels.¹ One parcel is located north of Penitencia Creek Road, and the second is south of Penitencia Creek Road. The majority of the block is made up of multi-family homes, with some commercial buildings in the northwest corner and two single-family homes. The surrounding area is a mix of single- and multi-family homes, and several schools.

¹ The parcel at 905 N. Capitol Avenue is partitioned into two parcels by the City of San Jose. City of San Jose Online Permits, Folder No. 04-124639PM, Row ID. 1075686.

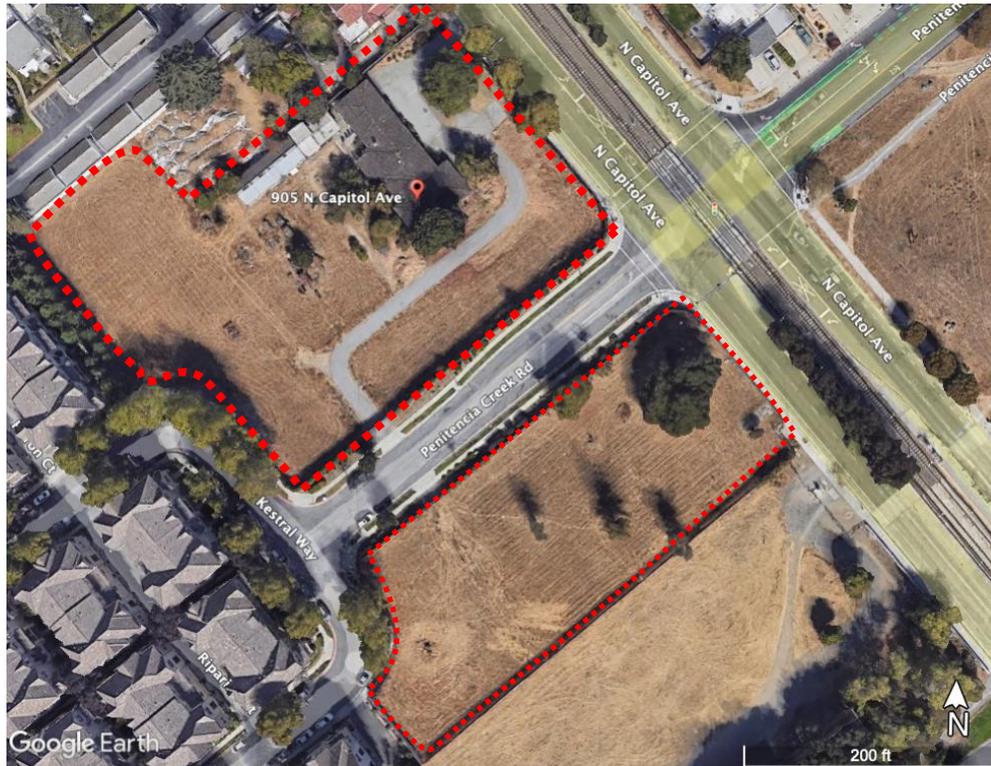


Figure 1. The subject parcels at 905 N Capitol Avenue, outlined in dashed red (Google Earth, imagery date 2021).

The parcel south of Penitencia Creek Road features a vacant grass lot, while the parcel to the north of Penitencia Creek Road features two structures: a single-story corrugated metal and plywood shed running perpendicular to N. Capitol Avenue, and a one-story over basement single-family house with an attached garage parallel to N. Capitol Avenue. The structures sit on the northern end of the parcel. The house is set back from the sidewalk approximately 80 feet. Typical of a rambling ranch-style home is a wider front lot, and the property features an asphalt parking lot for four vehicles. The driveway runs further along the east of the parcel, parallel and leading to Penitencia Creek Road.

Constructed in 1969, the one-story over basement single-family house at 905 N. Capitol Avenue is irregular in plan. The wood frame building is clad in multiple materials. The asymmetrical front (northeast) façade features vertical clapboard, while the main entryway is flanked by rough-faced stone, and the sides and rear (southwest) are clad in stucco. The low-pitched cross-hipped roof is wood shingle-clad, with a wide eave overhang, open to expose the rafters. Two recessed entries punctuate the facade. The main entry features paneled double doors, each with a decorative fan lite. The side entry is not as deeply recessed and has a single door with simple wood surrounds. The house features a variety of aluminum frame windows. Six windows punctuate the front façade: two identical two-part sliding windows sitting side-by-side, one multi-lite picture windows, one simple picture window, a horizontal two-part sliding window, and a smaller two-part vertical sliding window. A two-car garage is included at the northern end of the front façade.

The side elevations are comparatively plain and are finished in stucco. The southeast façade is asymmetrical and is punctuated by a simple picture window and a smaller sliding window. A small shed stands at the northeast end of the southeast façade. The northwest façade features a horizontal fixed window.

The asymmetrical rear (southwest) façade is dominated by a partially covered porch with a broad sliding door. A wood deck extends approximately ten feet past the gable of the porch. A recessed entry with a single-sliding

door stands on the west of the façade. The southeast corner projects from the façade, and is punctuated by a northwest-facing door. Two vertical sliding windows and two large sliding windows punctuate the rear façade. A small square brick chimney pierces through the roof and is visible from the rear elevation.



Figure 2. Front (northeast) façade of 905 N. Capitol Avenue.



Figure 3. Northwest façade of 905 N. Capitol Avenue. Detail of recessed entries and attached garage.



Figure 4. Side (southeast) façade of 905 N. Capitol Avenue.



Figure 5. Porch on the rear (southwest) façade of 905 N. Capitol Avenue.



Figure 6. Recessed entry and porch, rear (southwest) elevation, of 905 N. Capitol Avenue.



Figure 7. Southeast corner of 905 N. Capitol Avenue.

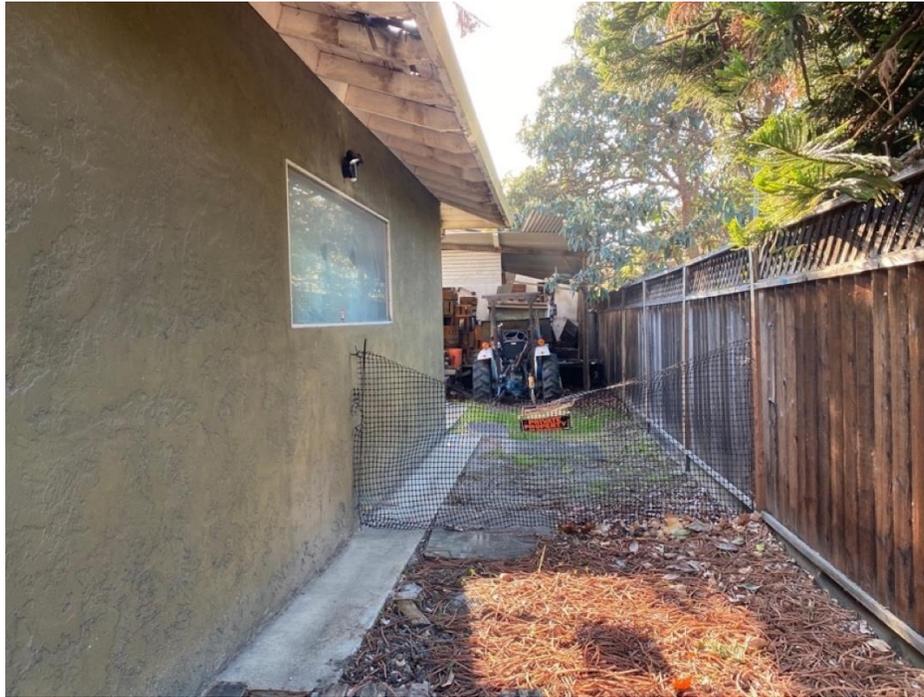


Figure 8. Northwest elevation of 905 N. Capitol Avenue.



Figure 9. East façade of the shed.

5. ARCHITECTURAL STYLE

The single-family house at 905 N. Capitol Avenue is an example of Ranch architectural style, a 20th-century style popular in the United States ca. 1935-1975.² The character-defining features of the style include:

- Broad, one-story shape, built low to the ground
- Asymmetrical facade
- Low-pitched roof without dormers
- Slab foundation
- Moderate-to-wide roof overhang
- Garage typically attached to the main façade
- Large picture windows, variety of window styles
- Multiple wall materials
- Recessed entryways³

² Virginia Savage McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2020), 597.

³ *Ibid*, 596-603.

6. SITE HISTORY

In the late 19th century, the district of Berryessa was widely used as agricultural and farmland. According to the *1880 Santa Clara County Brainard Agricultural Atlas*, the area from Trimble Road to Berryessa Road extending between Coyote Creek and Morrill Avenue was used to farm a variety of produce.⁴ The farms and crops raised in Berryessa included, but were not limited to: English walnuts, almonds, California prunes, cherries, apples, pears, and cherries.⁵

The area remained largely agricultural farmland till the mid-twentieth century, and in 1957, the majority of the area from Trimble Road to Mabury Avenue between Lundy Avenue and N. Capitol Avenue was zoned as green-belt agriculture by the Santa Clara County and City of San Jose. During this decade, the use of some areas shifted from orchard farms to flower-raising and greenhouse development. The northeast corner of Penitencia Creek Road and N. Capitol Avenue consisted of 32.6 acres of walnut and prune orchards in the 1950s and 1960s.⁶

In the late 1960s, Santa Clara County and the City of San Jose transitioned the zoning in this area from agricultural land to residential development of single-family homes and multi-family residences alike. The shift in zoning began in 1967 in the area between Trimble Road and Mabury Avenue, between Capitol Avenue and what was the Western Pacific Railroad.⁷

In 1967, a Caltrans. proposal was submitted to widen Berryessa Avenue, from Capitol Avenue to the Bayshore Freeway, for the Berryessa Interchange and the SCI-680 Freeway. Also proposed by the City of San Jose in 1967 were plans to widen Capitol Avenue from its original two-lane street to a 90 foot four-lane street. In the same year, the land in the Northeast corner of Penitencia Creek Road and N. Capitol Avenue was sold by the Burke Construction Company, and the City of San Jose installed sewage lines. Water lines in the area were planned for installation within the incoming year.⁸

⁴ Henry A. Brainard, *1880 Santa Clara County, Brainard Agricultural Atlas*, (San Jose Public Library California Room, Historic Map & Atlas Collection), 5, 26.

⁵ Ibid.

⁶ Caltrans., *Right of Way Assessments 1967*, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4709, 4723-027 4723-049.

⁷ Ibid.

⁸ Ibid, 4723 027, 4723-028, & 4723-049.



Figure 10. Photo from September 1967 of the northeast corner of Penitencia Creek Road and N. Capitol Avenue. 32.6 acres of walnut orchard was up for sale by Burke Construction Co. (Caltrans., *Right of Way Assessments 1967*).



Figure 11. South corner of Penitencia Creek Road and N. Capitol Avenue. The two-way street is visible on N. Capitol Avenue (Caltrans., *Right of Way 1967, 4723*).

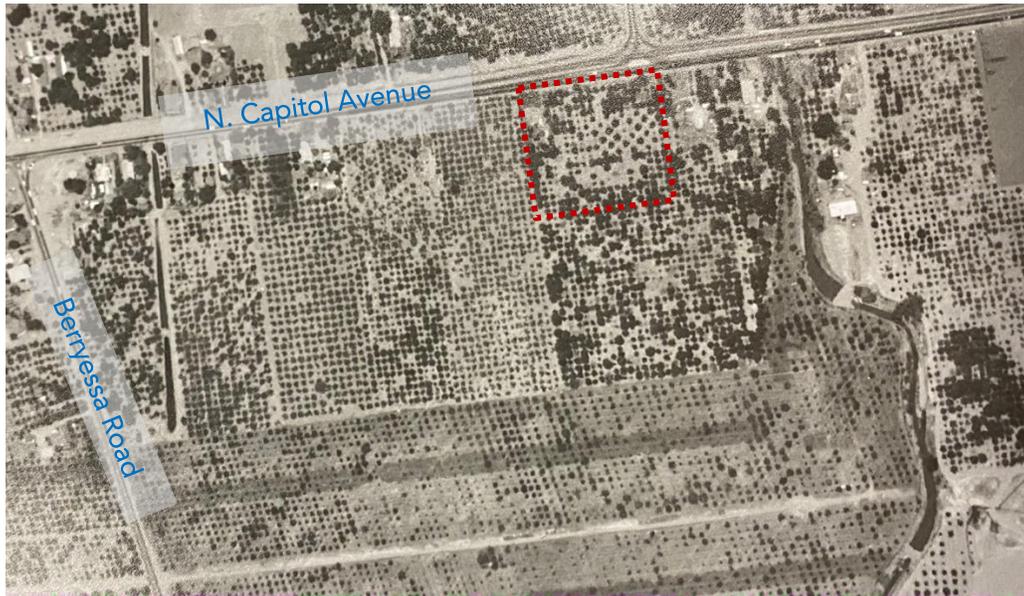


Figure 12. United States Geological Survey 1968 aerial map, San Jose. The approximate location of the subject parcel is outlined in dashed red (San Jose Public Library, California Room).

Between 1968 and 1969, the orchard farms were cleared on and around the subject property. The late 1960s and into the 1970s was a period of extensive residential development in this area. The blocks from Sierra Road to Mabury Road along N. Capitol Avenue transformed from mostly agricultural land to residential buildings. The block between Penitencia Creek Road and Mabury Road on N. Capitol Avenue was zoned for multi-family homes, and construction was completed for the Gilchrist condominiums in 1969.⁹ The single-family residences north of N. Capitol Avenue and Penitencia Creek Road were constructed in 1977.¹⁰ The wave of development continued on into the 1980s, when the Courtyard Berryessa Condominiums were completed c. 1981.¹¹

⁹ Caltrans, *Right of Way Assessments 1967*, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027; United States Geological Survey 1981 aerial map, (San Jose Public Library, California Room); City of San Jose Online Permits).

¹⁰ City of San Jose Online Permits.

¹¹ City of San Jose Online Permits.



Figure 13. Aerial photo of N. Capitol Avenue and Sinclair Freeway, c. 1975-1980 illustrating the general transition from agricultural to residential uses. Housing developments to the west of N. Capitol Avenue, a four-lane street (History of San Jose Research Library).

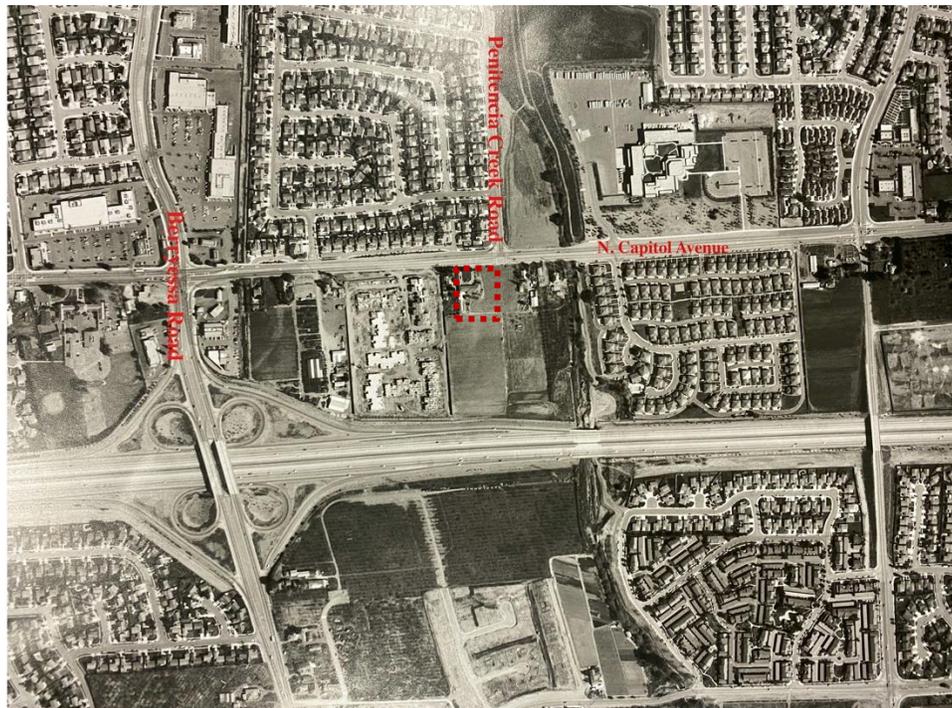


Figure 14. United States Geological Survey 1981 aerial map. The approximate location of the subject parcel is outlined in dashed red (San Jose Public Library, California Room).

In 2004, the subject parcel was incorporated into the City of San Jose from Santa Clara County.¹² The original parcel was split into three, and the Yoneda family sold parcel one, a 5.2 acre area of land southwest of the property. Taylor Woodrow developed the area into the Creekside Station Townhouse, which was completed in 2006.¹³

Construction Chronology

Records from the Santa Clara County Assessor's office state the property was built in 1969.¹⁴ The property appears in the USGS 1981 aerial photograph. (Figure 14) Permit records do not show any major alterations to the residence since its construction.

Between 2006 and 2007, an asphalt driveway was constructed, from the northeast to the southeast section of the parcel; leading from the property to Penitencia Creek Road.¹⁵ A 2006 permit was found for the installation of an electric gate along Penitencia Creek Road for the entrance/exit of the driveway.¹⁶ The shed behind the property that runs parallel to Penitencia Creek Road was built in the 1980s, although no permits were found.¹⁷

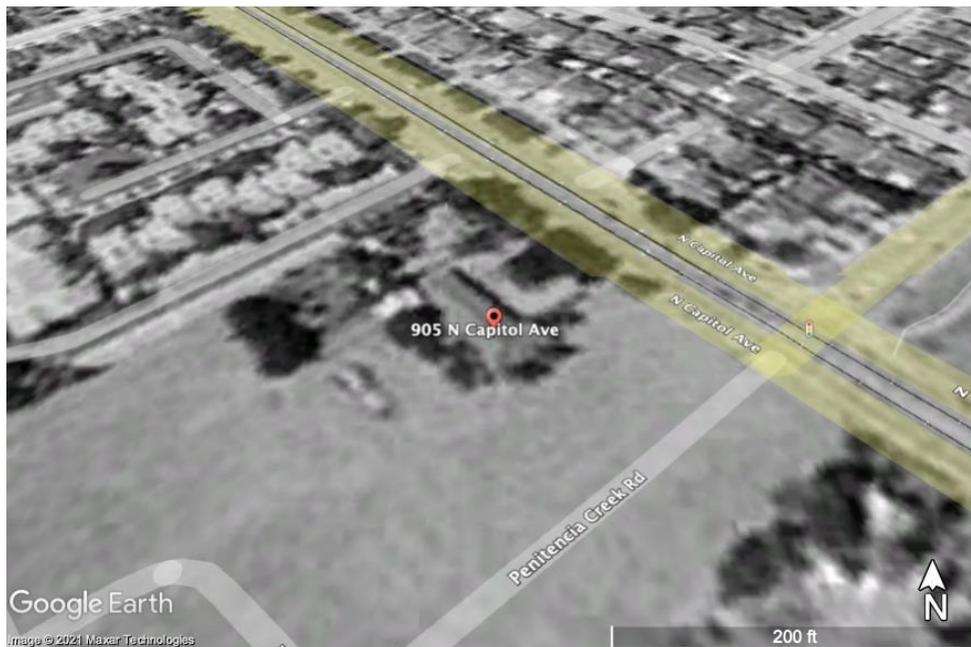


Figure 15. N. Capitol Avenue (Google Earth, Image Date June 1993).

¹² City of San Jose, Public Property Detail. McKee Annexation No. 126, October 25, 2004.

¹³ City of San Jose Online Permits, Permit/Project Number: PDC04-017 and PD04-038.

¹⁴ Santa Clara County Assessor's Office Property Records.

¹⁵ Google Earth, Historical Imagery.

¹⁶ City of San Jose Online Permits, Permit No. 2006-030270-RS.

¹⁷ Google Earth, Historical Imagery.

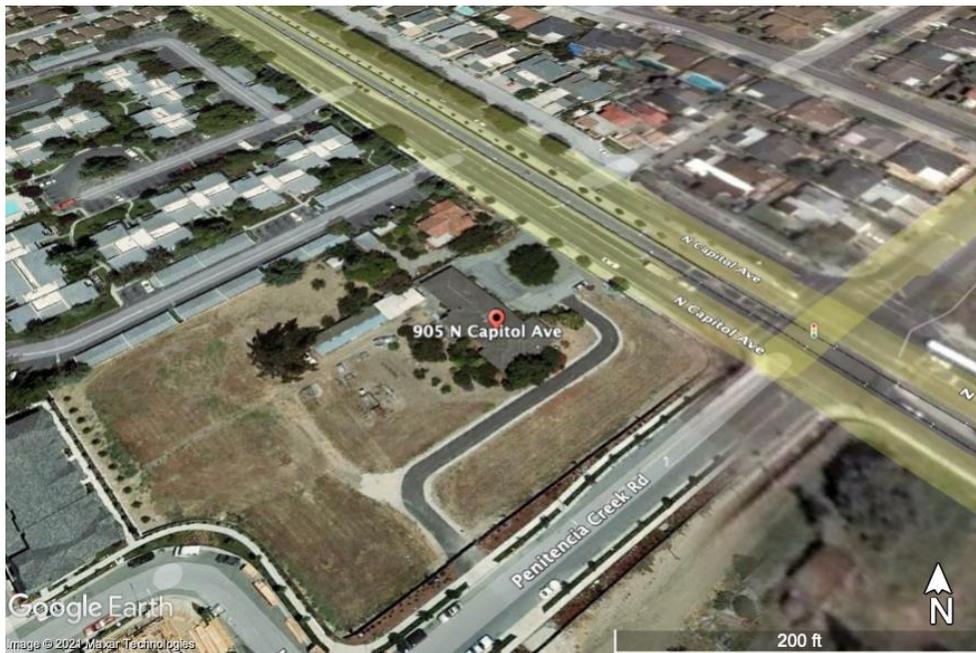


Figure 16. 905 N. Capitol Avenue (Google Earth, Image Date July 2007).

7. HISTORIC CONTEXT

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would have been located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

*The Early American Period (1846 – 1869)*¹⁸

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.¹⁹

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family houses built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing, and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became more available, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

¹⁸ Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

¹⁹ Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

Horticultural Era (1870 – 1918)²⁰

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. The canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Residential construction slowed briefly near the turn of the 20th century. The majority of the buildings after the turn-of-the-century represent the Arts and Crafts period or the many Period Revival styles. Architects and contractor-builders during the era before World War I produced bungalows and mid-size homes in the Craftsman style. Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.²¹

Inter-War Period (1918 – 1945)

After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.²² During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival.²³

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs. One main destination of these businesses was West San Carlos Street/Stevens

²⁰ Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

²¹ Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

²² Archives and Architecture, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.

²³ Winter & Company, *Your Old House*, 13-16.

Creek Boulevard, as the street had become a main thoroughfare. Soon the area became a commercial center on the west side of the City.²⁴

Industrialization and Urbanization (1945 – 1991)

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.²⁵

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose, which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.²⁶ The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.²⁷ While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.²⁸

8. ARCHITECT/BUILDER

A 1968 aerial photograph (Figure 12) does not show any structures on the subject parcel, currently APN 254-29-028. While a construction permit was located that indicated a single-family home was constructed by Workmon-Fort Enterprises at 905 Capitol Avenue in 1959, upon further research it was determined that building was constructed at South Capitol Avenue and not on the subject property. County assessor records show a construction date of 1969 for 905 N. Capitol Avenue, but do not indicate a builder or architect.

9. OCCUPANCY HISTORY

The occupancy history of 905 N. Capitol Avenue is outlined below.²⁹

Dates	Occupants
1972-2016	Mary Yoneda (b. 1957)
1973	Dorothy L. Downey
1980	Masato Yoneda (b. 1958)

²⁴ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9 and Dobkins, 14 and 17-18.

²⁵ Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

²⁶ PAST Consultants, *San Jose Modernism, 26-27*; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

²⁷ *Ibid.*, 26-27.

²⁸ Winter & Company, *Your Old House*, 15.

²⁹ San Jose City Directories; Ancestry.com.

Dates	Occupants
1986	Taeko Fusa Yoneda (1926-2015)
1990	Patricia Devera

Research yielded no information on the occupation of the residents.

Masato Yoneda (1918-2002), father to Mary and Masato (b. 1958) Yoneda, was born and raised in San Jose, California. According to the 1940 U.S. Census, Masato's occupation was listed both as an ironer for laundry and farmer; in the same year, he lived on Trimble Road in San Jose. In August 1942, Masato was forcibly removed to the Gila River Internment Camp in Arizona. He was released in May 1943, and moved back to San Jose. In 1956, his address was listed as 668 Berryessa Road, San Jose. Masato Yoneda (the son) lived at the subject property and none of the occupants of 905 N. Capitol appear to have been directly affected by World War II policies in such a way as to have any significant connection to the property.³⁰

10. RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES

A reconnaissance survey of 13 properties within 200 feet of the proposed project site was carried out in November 2021. Each property was photographed and is briefly described below. According to the City of San Jose Historic Resources Inventory, none of these properties are identified as historic resources.³¹

³⁰ The National Archives, archives.gov; ancestry.com.

³¹ City of San Jose, *City of San Jose Historic Resources Inventory*, February 8, 2016, <https://www.sanjoseca.gov/home/showdocument?id=24021> (accessed August 14, 2020).



Figure 17. Surveyed properties situated within 200 feet of the project site boundaries. The project site is outlined in red.

1. 907 N. Capitol, 254-290-29

This Spanish Eclectic one-story single-family dwelling was constructed in 1937, and relocated to its current location at 907 N. Capitol Avenue between the years of 1969 and 1981.³² The wood-frame building is irregular in plan, and features a low-pitched cross-gabled roof with regularly-laid American Spanish red tile. Characteristic of Spanish Eclectic homes, the stucco cladding extends into the gable without break, as seen in the northeast- and southeast-facing facades. The southeast entrance features a shed-roofed porch. The building deviates from the style in its use of rectangular windows, and an overhanging eave on the east facade supported by wooden brackets. Two sets of triple windows—a picture window flanked by two one-over-one windows—punctuate the southern facades. A single hung window faces east from the southeast facade. Three awning windows mark the one-story polygonal tower that sits at the cross section of the northeast and southeast facades. The north and west facades are covered by a fence and not visible.

³² Santa Clara County Residential Unit Property Record, Santa Clara County Assessor's Office; United States Geological Survey, aerial maps of 1968 and 1981, (California Room, San Jose Public Library).

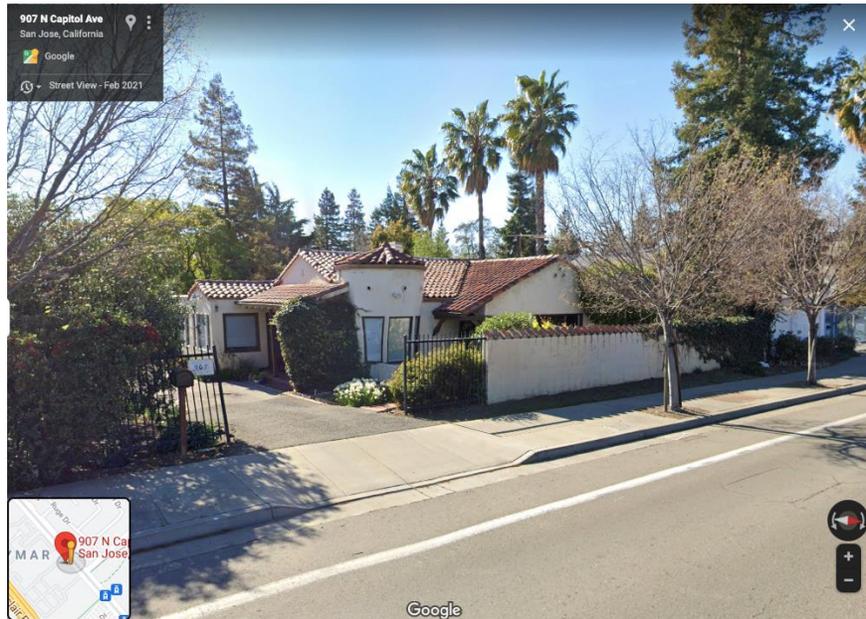


Figure 18. 907 N. Capitol Avenue. Google Maps, Image Date February 2021.

2. Courtyard Berryessa Condominiums

Constructed in 1981, the Courtyard Berryessa garden units are two-stories and rectangular in plan. The units are Shed style, determined by their distinctive multi-directional shed roofs. The exterior is white stucco and exhibits minimal detail. Geometric cutouts of semi-circles, rectangles, and squares, and casement and sliding windows, punctuate the facade on both floors. The parking area features carports and parking spaces. The community totals eight buildings and 200 units.



Figure 19. Building Two, north facade on Courtyard Berryessa.



Figure 20. Main entries for units 17-20, facing southeast.

3. Creekside Station Townhouses

Constructed in 2006 by Taylor Woodrow, the townhouses are three stories with a first floor garage, and are roughly rectangular in plan.³³ The townhouses are Millennium Mansion-inspired in their complex rooflines and the avoidance of a flat exterior wall.³⁴ They feature a hipped roof with lower steep pitched cross-gabled roofs, and either hip-on-hip or a shed roof addition on the second floor. The facade has a smooth stucco finish, clapboard gable ends, and is punctuated by simple surface and recessed four-pane windows, some with false shutters. The corridors entryways vary between round and segmented arches. Main entrances feature a shallow portico capped with a gabled roof. The parcel totals 17 buildings and 105 units.



Figure 21. West Corner of Heron Court and Heron Court.

³³ City of San Jose Online Permits.

³⁴ McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2020), 707-709.

4. 851 N. Capitol Avenue

This parcel features a wooded area with no built structures.



Figure 22. 851 N. Capitol Avenue (Google Earth, Image Date 2021).

5. Penitencia Creek County Park

This parcel features a grassy area of the park with a paved portion of Penitencia Creek Trail running parallel to Penitencia Creek Road. There are no built structures.



Figure 23. East Corner of N. Capitol Avenue and Penitencia Creek Road.

6. 2621 Penitencia Creek Road, 591-22-057

Constructed in 1977, this two-story Shed style single-family home is roughly rectangular in plan.³⁵ The wood frame building has stucco cladding, with clapboard detailing around the east-facing sliding window. The house features a combination of asphalt-shingled flat and shed roofs. Two aluminum narrow windows are placed on the first and second floors of the west facade; the second-floor window is asymmetrically shaped, where the top of the window parallels the slant of the roof. Two aluminum-sash sliding windows and a simple rectangular chimney

³⁵ Santa Clara County Residential Unit Property Record, Santa Clara County Assessor's Office; San Jose Public GIS Viewer.

are visible on the west facade. The concrete driveway leading up to the garage is approximately 22 feet from the sidewalk along Penitencia Creek Road, and is set back approximately 20 feet from the sidewalk along N. Capitol Avenue. The attached one-car garage faces south, and obscures the main entrance.



Figure 24. West façade of 2621 Penitencia Creek Road.

7. 2627 Penitencia Creek Road, 591-22-056

Constructed in 1977, this vernacular two-story single-family is roughly rectangular in plan.³⁶ The exterior has stucco cladding and minimal detail, except for the clapboard details between the first and second story sliding windows. The house features a moderately-pitched side gabled roof, while the detached two-car garage features a flat roof. Aside from a simple square chimney, the north side of the property is not visible. The property is set back approximately 22 feet from the sidewalk along Penitencia Creek Road. The condition of the house is fair.



Figure 25. 2627 Penitencia Creek Road.

8. 1018 N. Capitol Avenue, 591-22-059

Constructed in 1977, this two-story vernacular house is roughly rectangular in plan.³⁷ The wood-frame building has stucco cladding, with horizontal wood clapboard between the first and second floor windowsills. The house features a moderately-pitched, asphalt shingle-clad, split gable roof. The primary window type is an aluminum-

³⁶ Ibid.

³⁷ Santa Clara County Residential Unit Property Record, Santa Clara County Assessor's Office; San Jose Public GIS Viewer.

sash sliding window. Notable features include a rake overhang and a shallow one-story trellis attached to the east side of the garage. The detached garage features a combination shed-flat roof and sits on north of the house, obscuring the main entrance.



Figure 26. 1018 N. Capitol Avenue.

9. 1016 N. Capitol Avenue, 591-22-058

Constructed in 1977, this two-story vernacular home is complex in plan.³⁸ The wood-frame building has stucco cladding, and a moderately-pitched, asphalt shingle-clad, combination shed-flat roof. The primary window type is an aluminum-sash sliding window. Notable features include an iron-wrought fence on the west part of the property and a small bay window at the main entrance. The detached garage features a flat roof.

³⁸ Santa Clara County Residential Unit Property Record, Santa Clara County Assessor's Office; San Jose Public GIS Viewer.



Figure 27. 1016 N. Capitol Avenue. Southwest façade.



Figure 28. 1016 N. Capitol Avenue. Northwest façade.

10. 1028 N. Capitol Avenue, 591-22-064

Constructed in 1977, this two-story vernacular house is roughly rectangular in plan.³⁹ The wood-frame building has stucco cladding, and a moderately-pitched, clay tile clad, split gable roof. The primary window type is an

³⁹ Santa Clara County Residential Unit Property Record, Santa Clara County Assessor's Office; San Jose Public GIS Viewer.

aluminum-sash sliding window. Notable features include an iron-wrought fence on the east façade. The detached garage sits on the southeast section of the parcel and features a flat roof.



Figure 29. 1028 N. Capitol Avenue.

11. 1030 N. Capitol Avenue, 591-22-065

Constructed in 1977, this two-story Shed style house is roughly rectangular in plan.⁴⁰ The wood-frame building has stucco cladding, and a combination flat-shed roof with rolled asphalt and clay tile cladding. The primary window type is an aluminum-sash sliding window, although two vertical narrow windows are placed on the first and second floors of the west-facing façade. The second-floor narrow window is asymmetrically shaped, where the top of the window parallels the slant of the shed roof. A shallow partial-width shed-roofed portico runs along the N. Capitol Avenue-facing facade. Notable features include a trellis entryway, a rectangular chimney on the southwest corner of the building, and a stone and brick garden wall along the southern part of the property. A flat-roof garage sits on the northwest of the house.

⁴⁰ Santa Clara County Residential Unit Property Record, Santa Clara County Assessor's Office; San Jose Public GIS Viewer.



Figure 30. 1030 N. Capitol Avenue.



Figure 31. 1030 N. Capitol Avenue. Google Earth, Image Date 2021.

12. 1034 N. Capitol Avenue, 591-22-066

Constructed in 1977, this one-story vernacular house is rectangular in plan.⁴¹ The wood-frame building has smooth stucco cladding, and a moderately-pitched side-gabled roof. Notable features include a painted iron fence and a concrete walkway leading to the front door. A detached garage with a combination shed-flat roof sits on the south of the parcel.

⁴¹ Santa Clara County Residential Unit Property Record, Santa Clara County Assessor's Office; San Jose Public GIS Viewer.



Figure 32. 1034 N. Capitol Avenue.

13. 1036 N. Capitol Avenue, 591-22-067

Constructed in 1977, this vernacular house is roughly rectangular in plan.⁴² The wood-frame building has stucco cladding, and a moderately-pitched gable roof. The primary window type is aluminum-sash sliding windows. Notable features include wood wall panel between the first and second floor windows. The detached garage features a flat roof and sits to the north of the house.



Figure 33. 1036 N. Capitol Avenue.

⁴² Santa Clara County Residential Unit Property Record, Santa Clara County Assessor's Office; San Jose Public GIS Viewer.

Reconnaissance Survey Conclusion

# of properties (13 Total)	Construction Date	Architectural Style	Previously Identified Historic	Significantly Altered	Notes
2	N/A	N/A	0		Vacant lots
1	1937	Spanish Eclectic	0		
8	1977	Shed (2), vernacular (6)	0		
2	1981-2006	Shed Style (1), Millennium Mansion Inspired (1)	0		Not age-eligible

Within 200 feet of the project site, no properties have been previously identified as historic resources in any national, state or local inventory, nor are there any previously identified historic districts. The reconnaissance survey of the surrounding 13 properties identified two vacant lots and two properties with buildings that would not be age eligible for listing as historic resources. The remaining nine properties include eight properties constructed in 1977 and one property constructed in 1937. Architectural styles identified are Shed style and Spanish Eclectic, with some vernacular homes.

The survey area was developed from orchard land into residential lots for single- and multi-family buildings in the 1960s and 1970s. In 1967, the City of San Jose and Santa Clara County transitioned the zoning in this area from agricultural land to residential neighborhoods. The construction of the nearby freeways and the widening of N. Capitol Avenue in the 1970s further changed the overall neighborhood appearance and feeling. The construction of multi-family residential buildings continued on into the 1980s to early 2000s.

Based on visual assessment, none of the eight single-family homes from 1977 appear to have any historic architectural significance. Of the 13 parcels within 200 feet, there is one single-family home from the early 20th century that maintains a recognizable architectural style and does not appear to have had significant alterations. These buildings all appear quite modest in both size and character. No single building stands out as a unique or exceptional example of a historic architectural style. From a review of the proposed project and the reconnaissance survey of the surrounding area, it does not appear that any previously identified historic resources in the surrounding areas would be directly or indirectly impacted.

11. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of national, state, and local criteria used to assess historic significance.

National Register of Historic Places Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."⁴³ The National Register identifies four possible context types, of which at least one

⁴³ National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.

must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the NRHP Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.⁴⁴

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁴⁵ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁴⁶ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred...

Design is the combination of elements that create the form, plan, space, structure, and style of a property...

Setting is the physical environment of a historic property...

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...

Association is the direct link between an important historic event or person and a historic property.⁴⁷

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.⁴⁸

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

⁴⁴ National Park Service, *How to Complete the National Register Registration Form, National Register Bulletin 16A* (Washington, DC: United States Department of the Interior, 1997), 75.

⁴⁵ National Park Service, *National Register Bulletin 15*, 3.

⁴⁶ *Ibid.*, 44.

⁴⁷ *Ibid.*, 44-45.

⁴⁸ *Ibid.*, 45.

1. It is 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.⁴⁹

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.⁵⁰

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.⁵¹

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.⁵²

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁵³ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁵⁴ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity (identified above under the NRHP criteria), which the CRHR closely follows.⁵⁵

City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

⁴⁹ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

⁵⁰ *California Register and National Register: A Comparison*.

⁵¹ *Ibid*, 2.

⁵² All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

⁵³ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

⁵⁴ *How to Apply the National Register Criteria for Evaluation*, 44.

⁵⁵ *How to Apply the National Register Criteria for Evaluation*, 1.

The ordinance defines the term “historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature” as deriving from, based on, 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;
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.
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.

The Historic Landmarks Commission reviews landmark designations and “shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

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; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.” (Sec. 13.48.110.H)

California Environmental Quality Act

When a proposed project may adversely affect a historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historic resource (Guidelines Section 15064). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Section 21080). For example, a mitigated Negative Declaration may be adopted for a project which meets the Secretary of Interior's Standards for Rehabilitation and local historic preservation regulations, and so will not adversely affect the resource.

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. 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; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

12. SIGNIFICANCE EVALUATION

Current Historic Status

The subject parcel at 905 N. Capitol Avenue has not previously been identified on any local, state, or national historic resources inventory.

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

During the expansion of residential and commercial areas during the Horticultural Era (1870-1918), agricultural land shifted from San Jose to surrounding communities, including Berryessa.⁵⁶ The subject property, located in the district of Berryessa, remained orchard land from the late 19th century till 1967 when the area was rezoned from agricultural land to residential neighborhoods. By the 1970s, the orchards were cleared out, and single- and multi-family homes were built on the subject block, as well as the surrounding blocks. This single-family house is among many dwellings that were constructed during this period. Although associated with a significant event in San Jose's history, 905 N. Capitol Avenue does not make a significant contribution to its understanding. Therefore, the property at 905 N. Capitol Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. While Masato Yoneda (1918-2002) was forcibly sent to a Japanese Internment Camp, he never lived at 905 N. Capitol Avenue. Research indicates that the house was occupied by Mary Yoneda and her family from 1972-2016, Dorothy L. Downey in 1973, and Patricia Devera in 1990. None of the family members of the Yonedas, Dorothy L. Downey or Patricia Devera are known as important figures in the history of San Jose or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1969, the house at 905 N. Capitol Avenue embodies characteristic features of a Ranch style building such as the asymmetrical façade, one story and broad shape, low-pitched cross-hipped roof without dormers, wide roof overhang, attached garage, recessed entries, and multiple wall materials. However, this single-family house is merely one of many that was built in the Ranch style during the early to mid-20th century, similar to several dwellings found within the Capitol-Goss neighborhood and in East San Jose. The house at 905 N. Capitol Avenue does not feature details that make the structure stand out as an exemplary extant illustration of the style in the area. The building is of common construction and materials. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

⁵⁶ Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building 905 N. Capitol Avenue retains integrity of location since it has not been moved. It retains its integrity of association and feeling because it has remained a single-family house since its construction in 1969, and still expresses the character and aesthetic of the mid 20th century. The building continues to illustrate its Ranch architectural style, and retains sufficient integrity of design, materials, and workmanship. Integrity of design, materials, and workmanship remain high since the buildings received minor exterior alterations over the last decades.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Although the property is associated with the mid 20th-century residential development of the Berryessa district and San Jose, it does not appear to be an important part of the city's history in an individually significant way.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The house was occupied by the Downey (1973) and Yoneda (1973-2016) families, and Patricia Devera (1990); however, none of the occupants are known as important figures in the history of San Jose or California.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San José.*

While the property is associated with the San Jose's and the district of Berryessa's early residential development during the mid-20th century, it does not exemplify the cultural, economic, social or historic heritage of the City of San Jose.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The property does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

Constructed in 1969, the single-family house at 905 N. Capitol Avenue is an example of a Ranch -style dwelling in the Berryessa district of San Jose. It embodies some elements of the architectural style as evidenced in its asymmetrical façade, one-story and broad shape, low-pitched cross-hipped roof without dormers, wide roof overhang, attached garage, recessed entries, and multiple wall materials. The design is a decent example of the mid 20th-century Ranch style, but does not illustrate distinguishing characteristics of an architectural type that would elevate it to appear as a City Landmark. It is a modest example of the style

found within the city, similar to several buildings found in East San Jose and within the Capitol-Goss neighborhood. The accessory structure is also a modest structure typical of its type.

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.*

No master architects, designers or builders have been identified for the subject property.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The building did not make use of architectural innovations, but rather used typical building materials and details of the time.

13. CONCLUSION

Based on the above evaluation of the property at 905 N. Capitol Avenue in reference to the NRHP and CRHR criteria, it does not appear that the subject property possesses sufficient historical significance for listing on either inventory. The property is not associated with the residential growth of the area or San Jose in an individually significant way. No persons of significance are known to be directly associated with the property. Although the building is an example of the Ranch architectural style, it fails to be an exemplary representative as compared to several other in the area. Many Ranch dwellings from this period remain standing in the Capitol-Goss neighborhood, and more broadly in East San Jose. The property is unlikely to yield information important to the prehistory or history of the area. Therefore, the subject property does not appear to be individually eligible for listing on the NRHP or CRHR.

The subject property also does not appear to be eligible individually as a City of San Jose Landmark as it does not have significance under any local criteria.

BIBLIOGRAPHY

Ancestry.com.

Archives & Architecture. *County of Santa Clara, Historic Context Statement*. December 2004 (Revised February 2012).

Brainard, Henry A. *1880 Santa Clara County, Brainard Agricultural Atlas*. Pacific Tree and Vine Magazine, 1885-1890.

California Office of Historic Preservation. *California Register and National Register: A Comparison, Technical Assistance Series 6*. Sacramento, CA: California Department of Parks and Recreation, 2001.

----. *California Register of Historical Resources: The Listing Process*. Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.

California Department of Highways (Caltrans). *Right of Way Assessments. State of California, 1967*.
http://digitalcollections.sjlibrary.org/cdm/compoundobject/collection/sjpl_caltra/id/95/rec/14

City of San Jose. *City of San Jose Historic Resources Inventory*. February 8, 2016.
<http://www.sanjoseca.gov/DocumentCenter/View/35475>. Accessed January 4, 2021.

----. Permit Center.

Dill Design Group. *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*. July 21, 2003.

Google Earth.

Historic Aerials by NETR Online. <https://www.historicaerials.com/viewer>.

History San Jose Research Library and Archives.

Laffey, Glory Anne (Archives & Architecture). *Historical Overview and Context for the City of San Jose*. March 30, 1992.

Library of Congress.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2020.

National Park Service. *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15*. Washington, DC: United States Department of the Interior, 1997.

----. *How to Complete the National Register Registration Form, National Register Bulletin 16A*. Washington, DC: United States Department of the Interior, 1997.

The National Archives.

Newspapers.com.

Sacramento Bee.

San Francisco Examiner.

San Jose City Directories.

San Jose Public Library, California Room.

Santa Clara County Assessor's Office.

United States Geological Survey Maps.

Winter & Company. *Your Old House: Guide for Preserving San Jose Homes*. August 2003.

APPENDIX

DPR FORM

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 10 *Resource Name or #: (Assigned by recorder) 905 N. Capitol Avenue

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 905 N. Capitol Avenue City San Jose Zip 95133

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN 254-29-028

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

The subject property is located in the Berryessa district in the northeastern part of San Jose. Located in the Rymar residential block bound by N. Capitol Avenue to the northeast, Mabury Road to the southeast, the Sinclair Freeway to the southwest, and Berryessa Road to the northwest, the subject property features two parcels. One parcel is located north of Penitencia Creek Road, and the second is south of Penitencia Creek Road. The majority of the block is made up of multi-family homes, with some commercial buildings in the northwest corner and two single-family homes. The surrounding area is a mix of single- and multi-family homes, and several schools. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) _____

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

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

The northeast façade, TreanorHL, November 2021.

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

1969, Santa Clara County Assessor's Office and Records

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P7. Owner and Address: _____

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

TreanorHL
550 Montgomery Street, Suite 500, San Francisco, CA

*P9. Date Recorded: Nov 29, 2021

*P10. Survey Type: (Describe)

Intensive survey

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

TreanorHL, 905 N. Capitol Avenue, San Jose, CA, Historic Resources Assessment & Design Guidelines and Standards Compliance Review - , March 28, 2022

*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) 905 N. Capitol Avenue *NRHP Status Code _____
Page 2 of 10

B1. Historic Name: None
B2. Common Name: 905 N. Capitol Avenue
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1969. (See Continuation Sheet.)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

B9a. Architect: _____ b. Builder: Workmon-Fort Enterprise

*B10. Significance: Theme _____ Area _____
Period of Significance. _____ Property Type _____ Applicable Criteria _____

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

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)¹

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.²

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s. (See Continuation Sheet.)

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

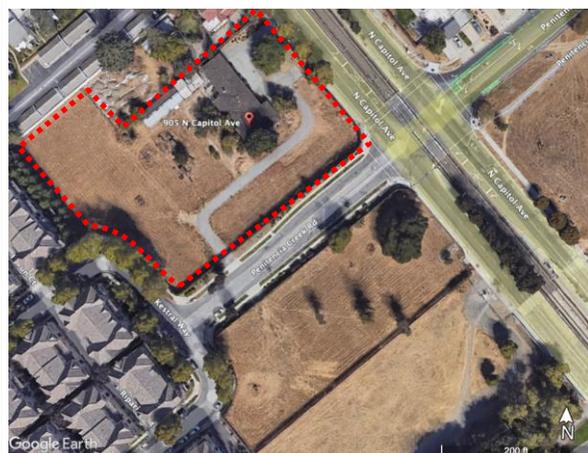
*B12. References:
See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: TreanorHL
*Date of Evaluation: November 29, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 905 N. Capitol Avenue

Page 3 of 10

***P3a. Description, Continued:**

Constructed between 1959 and 1969, the one-story over basement single-family house at 905 N. Capitol Avenue is irregular in plan. The wood frame building is clad in multiple materials. The asymmetrical front (northeast) façade features vertical clapboard, while the main entryway is flanked by rough-faced stone, and the sides and rear (southwest) are clad in stucco. The low-pitched cross-hipped roof is asphalt shingle-clad, with a wide eave overhang, open to expose the rafters. Two recessed entries punctuate the facade. The main entry features paneled double doors, each with a decorative fan lite. The other entry is not as deeply recessed and has single door with simple wood casing. The house features a variety of aluminum-sash windows. Six windows punctuate the front façade: two identical two-part sliding windows sitting side-by-side, one multi-lite picture windows, one simple picture window, a horizontal two-part sliding window, and a smaller two-part vertical sliding window. A two-car garage is attached to the front façade.

The side elevations are comparatively plain. The southeast façade is asymmetrical and is punctuated by a simple picture window, and a smaller sliding window. The northwest façade features a horizontal fixed window.

The asymmetrical rear (southwest) façade is dominated by partially covered porch with a broad sliding door. A wooden deck extends approximately ten feet past the gable of the porch. A recessed entry with a single-sliding door stands on the west of the façade. The southeast corner projects from the facade, and is punctuated by a wooden northwest-facing door. Two vertical sliding windows and two large sliding windows punctuate the rear facade. A small square brick chimney pierces through the roof and is visible from the rear elevation.

***B6. Construction History, Continued:**

In the late nineteenth century, the district of Berryessa was widely used as agricultural and farm land. According to the *1880 Santa Clara County Brainard Agricultural Atlas*, the area from Trimble Road to Berryessa Road extending between Coyote Creek and Morrill Avenue was used to farm a variety of produce.³ The farms and crops raised in Berryessa included, but were not limited to: English walnuts, almonds, California prunes, cherries, apples, pears, and cherries.⁴

The area remained largely agricultural farm land till the mid-twentieth century, and in 1957, the majority of the area from Trimble Road to Mabury Avenue between Lundy Avenue and N. Capitol Avenue was zoned as green-belt agriculture by the Santa Clara County and City of San Jose. During this decade, the use of some areas shifted from orchard farms to flower-raising and greenhouse development. The northeast corner of Penitencia Creek Road and N. Capitol Avenue consisted of 32.6 acres of walnut and prune orchards in the 1950s and 1960s.⁵

In the late 1960s, Santa Clara County and the City of San Jose transitioned the zoning in this area from agricultural land to residential development of single-family homes and multi-family residences alike. The shift in zoning began in 1967 in the area between Trimble Road and Mabury Avenue, between Capitol Avenue and what was the Western Pacific Railroad.⁶

In 1967, a Caltrans. proposal was submitted to widen Berryessa Avenue, from Capitol Avenue to the Bayshore Freeway, for the Berryessa Interchange and the SCI-680 Freeway. Also proposed by the City of

CONTINUATION SHEET

Property Name: 905 N. Capitol Avenue

Page 4 of 10

San Jose in 1967, were plans to widen Capitol Avenue from its original two lane street to a 90-foot four lane street. Again in the same year, the land in the Northeast corner of Penitencia Creek Road N. Capitol Avenue was sold by the Burke Construction Company, and the City of San Jose installed sewage lines. Water lines in the area were planned for installation within the incoming year.⁷

Between 1968 and 1969, the orchard farms were cleared on and around the subject property. The late 1960s and into the 1970s was a period of extensive residential development in this area. The blocks from Sierra Road to Mabury Road along N. Capitol Avenue transformed from mostly agricultural land to residential buildings. The block between Penitencia Creek Road and Mabury Road on N. Capitol was zoned for multi-family homes, and construction was completed for the Gilchrist condominiums in 1969.⁸ The single-family residences north of N. Capitol Avenue and Penitencia Creek Road were constructed in 1977. The wave of development continued on into the 1980s, when the Courtyard Berryessa Condominiums were completed c. 1981.⁹

In 2004, the subject parcel was incorporated into the City of San Jose from Santa Clara County. The original parcel was split into three, and the Yoneda family sold parcel one, a 5.2 acre area of land southwest of the property. Taylor Woodrow developed the area into the Creekside Station Townhouse, which was completed in 2006.¹⁰

Construction Chronology

Records from the Santa Clara County Assessor's office state the property was built in 1969.¹¹ The property appears in the USGS 1981 aerial photograph. Permit records do not show any major alterations to the residence since its construction.

Between 2006 and 2007, an asphalt driveway was constructed, from the northeast to the southeast section of the parcel; leading from the property to Penitencia Creek Road.¹² A 2006 permit was found for the installation of an electric gate along Penitencia Creek Road for the entrance/exit of the driveway.¹³ The shed behind the property that runs parallel to Penitencia Creek Road was built in the 1980s, although no permits were found.¹⁴

***B10. Significance, Continued:**

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

*Horticultural era (1870 – 1918)*¹⁵

The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. The canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

CONTINUATION SHEET

Property Name: 905 N. Capitol Avenue

Page 5 of 10

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.¹⁶

Inter-War Period (1918 – 1945)

After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.¹⁷ During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.¹⁸

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.¹⁹

Industrialization and Urbanization (1945 – 1991)

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.²⁰

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.²¹ The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.²² While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a

CONTINUATION SHEET

Property Name: 905 N. Capitol Avenue

Page 6 of 10

good record of the first century of American development patterns within the greater downtown area.²³

Architect/Builder

A construction permit was located with The City of San Jose Permit Center stating the construction date of 905 N. Capitol Avenue as 1959.²⁴ Workmon-Fort Enterprises is listed as the owner of the building, and as a construction company, were likely the designers and builders of building. Workmon-Fort Enterprises was a building company specializing in pre-cut single-family homes serving Northern California.²⁵ The company began c. 1959, and by 1960, built and sold over 2,000 homes in the area.²⁶

The company marketed itself as quick-output builder of “pre-engineered,” or prefabricated houses, guaranteeing an assembly of a complete frame and roof in under eight hours.²⁷ The factory was located in Fresno, where the house materials, including roof trusses, all exterior and interior walls, and sub-floor were pre-cut and packaged. Workmon-Fort Enterprises offered a range of styles, number of rooms, and various other customizations. The company also built single-family home communities, ready for people to purchase and occupy.²⁸ Ranch-style homes were a popular choice, and the company built a community of two to three bedroom homes in San Jose, called Story Book Farms.²⁹ This community of single-family homes was built along in the Capitol-Goss neighborhood, and some of the original buildings still remain standing.³⁰

Architectural Style

The single-family house at 905 N. Capitol Avenue is an example of Ranch architectural style. A 20th-century style popular in the United States ca. 1935-1975.³¹ The character-defining features of the style that apply to the subject structure include a broad, one-story shape, asymmetrical façade, low-pitched roof without dormers, wide roof overhang, attached garage, recessed entries, and multiple wall materials.

Occupants

1973	Dorothy L. Downey
1973-2016	Mary Yoneda
1980	Masato Yoneda
1986	Taeko Fusa Yoneda
1990	Patricia Devera

Research yielded no information on the occupation of the residents.

Masato Yoneda (1918-2002), father to Mary and Masato (b. 1958) Yoneda, was born and raised in San Jose, California. According to the 1940 U.S. Census, Masato’s occupation was listed both as an ironer for laundry and farmer; in the same year, he lived on Trimble Road in San Jose. In August 1942, Masato was forcibly removed to the Gila River Internment Camp in Arizona. He was released in May 1943, and moved back to San Jose. In 1956, his address was listed as 668 Berryessa Road, San Jose. Masato Yoneda (the son) lived at the subject property and none of the occupants of 905 N. Capitol appear to have been directly affected by World War II policies in such a way as to have any significant connection to the property.³²

CONTINUATION SHEET

Property Name: 905 N. Capitol Avenue

Page 7 of 10

Current Historic Status

The subject parcel has not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation³³

Criterion A/1 – Association with significant events

During the expansion of residential and commercial areas during the Horticultural Era (1870-1918), agricultural land shifted from San Jose to surrounding communities, including Berryessa.³⁴ The subject property, located in the district of Berryessa, remained orchard land from the late 19th century till 1967 when the area was rezoned from agricultural land to residential neighborhoods. By the 1970s, the orchards were cleared out, and single- and multi-family homes were built on the subject block, as well as the surrounding blocks. This single-family house is among many dwellings that were constructed during this period. Therefore, the property at 905 N. Capitol Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was originally owned and occupied by Dorothy L. Downey in 1973. The house was later occupied by Mary Yoneda and her family from 1973-2016, and Patricia Devera in 1990. None of the family members of either the Downeys or Yonedas, or Patricia Devera are known as important figures in the history of San Jose or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1969, the house at 905 N. Capitol Avenue embodies characteristic features of a Ranch-style building such as the asymmetrical façade, one story and broad shape, low-pitched cross-hipped roof without dormers, wide roof overhang, attached garage, recessed entries, and multiple wall materials. However, this single-family house is merely one of many that was built in the Ranch style during the early to mid-20th century, similar to several dwellings found within the Capitol-Goss neighborhood and in East San Jose. Workmon-Fort Enterprises likely built 905 N. Capitol Avenue, and constructed other Ranch-style homes in Northern California in the same period. The house at 905 N. Capitol Avenue does not feature details that make the structure stand out as an exemplary extant illustration of the style in the area. The building is of common construction and materials. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

The accessory structure on the parcel is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. The building does not represent a definable architectural style. No architect, designer or builder has been identified.

Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

CONTINUATION SHEET

Property Name: 905 N. Capitol Avenue

Page 8 of 10

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the on the NRHP or CRHR under Criterion D/4.

Integrity

building at 905 N. Capitol Avenue retains integrity of location since it has not been moved. It retains its integrity of association and feeling because it has remained a single-family house since its construction in 1969, and still expresses the character and aesthetic of the mid 20th century. The building continues to illustrate its Ranch architectural style, and retains sufficient integrity of design, materials, and workmanship. Integrity of design, materials, and workmanship remain high since the buildings received minor exterior alterations over the last decades.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

Although the property is associated with the mid 20th-century residential development of the Berryessa district and San Jose, it does not appear to be an important part of the city's history in an individually significant way. The property does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*

The property is not linked specifically to any significant historic events. The property does not appear to be eligible as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

There is no person of significance individually associated with the property. The property does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San José.*

While the property is associated with the San Jose's and the district of Berryessa's early residential development during the mid-20th century, it does not exemplify the cultural, economic, social or historic heritage of the City of San Jose. The property does not appear to be eligible as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The property does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history through its Ranch architectural style. The property does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

Constructed in 1969, the single-family house at 905 N. Capitol Avenue is an example of a Ranch-

CONTINUATION SHEET

Property Name: 905 N. Capitol Avenue

Page 9 of 10

style dwelling in the Berryessa district of San Jose. It embodies elements of the architectural style as evidenced in its asymmetrical façade, one-story broad shape, low-pitched cross-hipped roof without dormers, wide roof overhang, attached garage, recessed entries, and multiple wall materials. The design is a decent example of the mid 20th-century Ranch style, but does not illustrate distinguishing characteristics of an architectural type that would elevate it to appear as a City Landmark. It is a modest example of the style found within the city, similar to several buildings found in East San Jose and within the Capitol-Goss neighborhood. The accessory structure is also a modest structure typical of its type. The property does not appear to be eligible as a City Landmark under Criterion 6.

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.*

No master architects, designers or builders have been identified for the subject property. The house at 905 N. Capitol Avenue was constructed by Workmon-Fort Enterprises, a construction company specializing in pre-fabricated homes. The dwelling at 905 N. Capitol Avenue was one of many Ranch style houses built by the company in the 1950s and 1960s. The building does not appear to be eligible as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The subject property did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the subject property at 905 N. Capitol Avenue cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

***B12. References (Endnotes):**

¹ Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

² Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

³ Henry A. Brainard, *1880 Santa Clara County, Brainard Agricultural Atlas*, (San Jose Public Library California Room, Historic Map & Atlas Collection), 5, 26.

⁴ Ibid.

⁵ Caltrans., *Right of Way Assessments 1967*, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4709, 4723-027 4723-049.

⁶ Ibid, 4723 027.

⁷ Ibid, 4723 027, 4723-028, & 4723-049.

⁸ Caltrans, *Right of Way Assessments 1967*, (San Jose Public Library California Room, Historic Map & Atlas Collection), 4723 027; United States Geological Survey 1981 aerial map, (San Jose Public Library, California

CONTINUATION SHEET

Property Name: 905 N. Capitol Avenue

Page 10 of 10

Room); City of San Jose Online Permits).

⁹ City of San Jose Online Permits.

¹⁰ Ibid, Permit/Project Number: PDC04-017 and PD04-038.

¹¹ Santa Clara County Assessor's Office Property Records.

¹² Google Earth, Historical Imagery.

¹³ City of San Jose Online Permits, Permit No. 2006-030270-RS.

¹⁴ Google Earth, Historical Imagery.

¹⁵ Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

¹⁶ Winter & Company, *Your Old House*, 13-16.

¹⁷ Laffey, *Historical Overview and Context for the City of San Jose*, 9.

¹⁸ Winter & Company, *Your Old House*, 13-16.

¹⁹ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.

²⁰ Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.

²¹ PAST Consultants, *San Jose Modernism*, 26-27; Winter & Company, *Your Old House*, 13-16.

²² PAST Consultants, *San Jose Modernism*, 26-27.

²³ Winter & Company, *Your Old House*, 15.

²⁴ City of San Jose Permit Center, Permit No. 96.

²⁵ San Francisco Examiner, (December 13, 1959).

²⁶ Advertisement, Sacramento Bee, (April 8, 1960).

²⁷ Ibid.

²⁸ Advertisement, San Francisco Examiner, (March 20, 1960).

²⁹ Ibid, (January 31, 1960).

³⁰ Google Maps; San Jose Online Permits. Several permits were found listing Workmon-Fort Enterprises as the owner for more compact Ranch-style homes in the Capitol-Goss neighborhood of San Jose (Permit no. 89 and Permit no. 91).

³¹ Virginia Savage McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2020), 597.

³² The National Archives, archives.gov; ancestry.com.

³³ National Park Service, National Register Bulletin: How to apply th National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

³⁴ Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8.