

**Appendix C**  
**DPR Forms - Historic Evaluation**

HISTORIC RESOURCE EVALUATION PART I

Architecture  
Planning  
Conservation

# 1271 and 1279 E. Julian Street San Jose, California

Denise Duffy & Associates | June 2021



Architectural  
Resources Group



**1271 and 1279 E. Julian Street, San José**

**Historic Resource Evaluation**

San José, California

June 2021

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## 1. INTRODUCTION

### 1.1 Project Background

At the request of Denise Duffy & Associates (Client), Architectural Resources Group (ARG) prepared this Historic Resource Evaluation (HRE) report for two adjacent residential properties at 1271 E. Julian Street (APN 249-66-010) and 1279 E. Julian Street (APN 249-66-009) in San José, California. This report includes a physical description and historical summary of both properties, and an evaluation of their potential historic significance under the California Register of Historical Resources (California Register) and San José local historic landmark criteria.



Figure 1. Aerial view of 1271 and 1279 E. Julian Street, San José, outlined in red (Google Earth image [amended by author]).

### 1.2 Current Historic Status

1271 and 1279 E. Julian Street are not included in the City of San José's Historic Resources Inventory and were not evaluated as part of the Downtown San José Historic Survey (2000) or any other historic resource survey on file with the City of San José Planning Division.<sup>1</sup> The properties are not located within a half-mile of any local, state, or nationally designated historic districts to which they might contribute, and bear no architectural or cultural relationship with the closest local historic landmark, San José Academy at 275 N. Twenty Fourth Street.

<sup>1</sup> City of San José, "City of San José Historic Resources Inventory," accessed February 22, 20201, <https://www.sanjoséca.gov/home/showdocument?id=24021>.

### 1.3 Methodology

To complete the HRE for 1271 and 1279 E. Julian Street, ARG:

- Conducted a site visit to examine and photograph the subject properties and their surroundings on March 2, 2021;
- Reviewed online repositories including the City of San José Online Permit and Property Information portal; Santa Clara County Archives; *San José Mercury News* Historical Database (1900-1920, and 1985-present), Newspapers.com, Ancestry.com, Internet Archive, Online Archive of California, and the Pacific Coast Architecture Database.
- Corresponded with a research librarian at the California Room at the San José Public Library.

Due to shelter-in-place restrictions during the Covid-19 pandemic, ARG was not able to visit repositories including the Santa Clara County Assessor's Office, the San José Planning Department, or the California Room at the San José Public Library.

## 2. PHYSICAL DESCRIPTION

The following section provides a physical description of 1271 and 1279 E. Julian Street and their setting. Additional photographs of the subject properties and their setting are included in Appendix A.

### 2.1 1271 E. Julian Street

1271 E. Julian Street is a one-story Craftsman-style residential building clad in stucco and capped with a front-gable roof. The frame building was constructed in 1916 and has undergone a series of alterations. The building has a generally rectangular footprint and sits close to the south perimeter of its lot on a level site. All windows and sliding doors are aluminum frame unless noted otherwise.

The primary (south) façade faces onto the property's front yard. The front yard is partially paved in concrete with areas of grass and mature ornamental trees, and is enclosed by a fence comprising concrete masonry block and wrought iron pickets. The façade is symmetrically arranged, with a centrally located vinyl panel door flanked by tripartite fixed and sliding windows (Figure 2). Fenestration is surrounded by a thick stucco molding with a keystone at the head molding. The first floor terminates with a band of wood molding, above which the gable is ornamented by a centrally located vertical strap molding. The primary (south) façade terminates with projecting eaves supported by simple brackets.

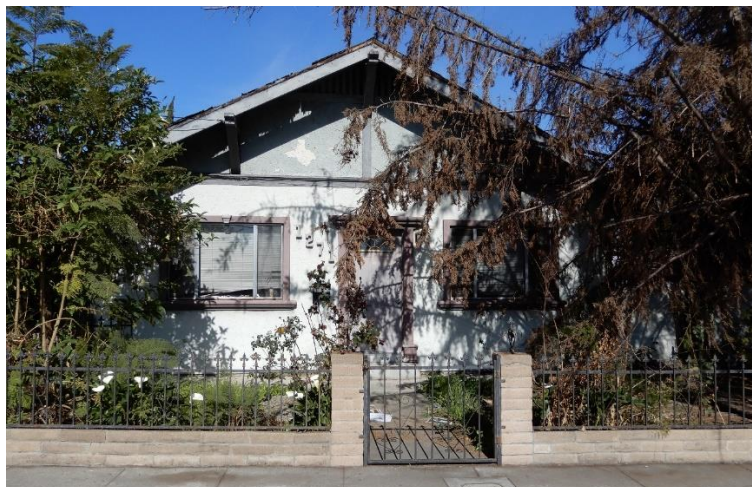


Figure 2. 1271 E. Julian Street, primary (south) façade, view north (ARG, March 2021)

The east façade faces onto a narrow side yard planted with grass and mature trees. Access to the east façade was limited during a site visit. Observed fenestration includes regularly arranged sliding windows. At the north portion of the east façade, a volume projects out from the primary volume of the building and includes regularly arranged sliding windows. The primary volume of the east façade terminates with moderately overhanging eaves, while the volume at the north terminates with a shallow eave overhang.

The west façade faces onto a paved driveway that extends along the west side of the lot to a parking area north of the building. The southernmost portion of the west façade is blind, and the center portion includes regularly arranged sliding windows and one sliding door. The north portion of the west façade is recessed and includes an open bay that shelters a sliding door, a pedestrian door, and a tripartite fixed and sliding window. North of the open bay, the façade includes a roll-up garage door and paired plywood doors in advanced disrepair. All portions of the west façade terminate with moderately overhanging eaves.



Figure 3. 1271 E. Julian Street, west façade, view northeast (ARG, March 2021)

The rear (north) façade faces on to a paved parking area and the property's back yard. The rear (north) façade includes one centrally located window opening, currently boarded over from inside the building, and a rectangular vent at the gable peak. This portion of the rear (north) façade terminates with a simple board molding and flush eaves. The upper portion of the south volume of the building is also visible and includes a large rectangular vent at the gable peak and terminates with projecting eaves.

The back yard is undeveloped north of the paved parking area. The yard is largely planted in grass and includes several mature trees at the east side; a row of ornamental yew trees at the north perimeter; and several fruit trees at the west side. The yard is enclosed by a vertical wood board fence.

## 2.2 1279 E. Julian Street

1279 E. Julian Street is a one-story Craftsman-style residential building clad in horizontal wood clapboard siding and capped with a front-gable roof. The frame building was constructed in 1920 and has a generally rectangular footprint. The building sits close to the south perimeter of its lot on a level site.

The primary (south) façade faces onto the property's front yard. The front yard is partially paved in concrete with areas of grass and mature trees, and is enclosed by a vertical wood board fence. The primary façade is asymmetrically arranged (Figure 4). A small entry porch projects from the west side of the façade and is capped with a front gable roof supported by simple brackets. The multi-lite wood primary entrance door is located at the east

side of the porch, and the rest of the porch is enclosed by fixed wood multi-lite windows and has a multi-lite wood window at its gable peak. The east side of the primary (south) façade includes a double-hung vinyl window. The façade terminates with a rectangular vented opening at the gable peak, and projecting eaves supported by simple brackets.



Figure 4. 1279 E. Julian Street, primary (south) façade, view northwest (ARG, March 2021)

The east façade faces onto a side yard planted with grass and mature trees. The façade includes two double-hung vinyl windows and one small vinyl sliding window, set within a partially infilled window opening. The east façade terminates with a moderate eave overhang.

The west façade faces onto an unpaved driveway that extends along the west side of the lot to an unpaved parking area north of the house (Figure 5). The south portion of the west façade includes large undivided fixed wood windows that are part of the entry porch. A large aluminum sliding window is located at the center of the façade, and a double-hung vinyl window is located at the north portion of the façade. The northernmost portion of the west façade includes a recessed volume with a lower roofline. This volume includes an additional pedestrian entrance and a vinyl double-hung window, sheltered by extended eaves supported by square wood posts. The west façade terminates with a moderate eave overhang.



Figure 5. 1279 E. Julian Street, west façade, view northeast (ARG, March 2021)

The rear (north) façade faces onto an unpaved parking area north of the house. The rear (north) façade includes two double-hung wood windows. The façade terminates with a square vented opening at the gable peak and moderately projecting eaves.

A small, one-story residential building clad largely in horizontal wood channel siding and capped with a low-pitched, front-gable roof is located on the east side of the lot, directly north of the parking area behind the main residence. The vernacular-style frame building has a rectangular footprint. The date of construction is unknown but predates 1932.<sup>2</sup>

The primary (west) façade includes a centrally located wood panel door flanked by irregularly sized double-hung wood windows. A peaked vent at the gable peak is partially covered by channel siding, and the façade terminates with moderately projecting eaves.



Figure 6. One-story residential building behind 1279 E. Julian Street, west façade, view east (ARG, March 2021)

At the south façade, a secondary entrance door is flanked by irregularly sized double-hung wood windows, and an external water heater closet (or similar) projects from the west side of the façade. The north façade is clad in board and batten siding and includes two double-hung wood windows with ogee lugs and one fixed window. The north and south façades terminate with shallow eaves. The east façade abuts the property line and was not accessible during a site visit.

A structure is located on the east side of the lot, north of the small, one-story residential building. The date of construction is unknown, and the structure does not appear on any Sanborn Map and is not clearly identifiable in any historic aerial photograph. The structure is a one-story frame building with a rectangular footprint, clad in vertical wood board and capped with a gable roof with a shed roof extension (Figure 7). The west façade of the structure includes plywood leaf doors. The shed-roof addition at the north façade is open along its north side and in use as a chicken coop.

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<sup>2</sup> 1932 Sanborn Insurance Map of San Jose, Volume 1, Sheet 1.





Figure 7. Structure behind 1279 E. Julian Street, in use as a chicken coop, north façade, view south (ARG, March 2021)

The back yard is undeveloped. A chain link fence separates the yard from the driveway and parking area, and the yard is used for chicken grazing and shaded by several mature trees. A small, square concrete pad is located close to the east lot line, and elsewhere in the yard there are several piles of concrete rubble. The northernmost portion of the back yard is planted in grass and separated from the rest of the yard by remnants of a vertical wood board fence and gate. The yard is enclosed by a vertical wood board fence.

### 2.3 Setting

Both properties are located on the north side of E. Julian Street between N. 26th Street and Wooster Avenue. The properties are surrounded to the immediate east, west, and north by two-story multi-unit buildings constructed between 1960 and 1986.<sup>3</sup> Properties on the south side of this block of E. Julian Street are uniformly commercial or lite industrial, constructed between 1965 and 1986, and surrounded by paved parking areas. In the broader setting, several one-story, single-family residences that date from the same era as the subject property are located along the west side of Wooster Avenue and at 1251 E. Julian Street (ca. 1920). However, the overall character of the area is one of mixed use, dominated by the busy approach to the Bayshore Freeway (Highway 101), located two blocks east of the subject property.

## 3. CONSTRUCTION CHRONOLOGY

### 3.1 Site History

Prior to construction of the subject properties, the area east of Coyote Creek and north of E. Julian Street (historically called McKee Road) was outside of the town limits of San José and located within Tract 1 of Pueblo San José.<sup>4</sup> In 1876, the area where the subject properties were later constructed was owned by Metzger & McCausland and was undivided and undeveloped; Metzger & McCausland operated a butchery, and the area may have been used for cattle grazing (Figure 8). The few buildings in the area during this era were residential buildings associated with small farmsteads, including three directly west of where the subject properties were later constructed, owned by J. McKee, S. N. Johnson, and Hannay.

<sup>3</sup> Santa Clara County Assessor construction dates obtained via Parcelquest, accessed at <https://www.parcelquest.com/>.

<sup>4</sup> Thompson and West, Santa Clara County, Map 5 (Thompson & West, San Francisco, 1876), in the collection of David Rumsey, accessed at <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~21662~660025:-Farm--map-number-five--Santa-Clara>.



Figure 8. 1876 Thompson and West maps of Santa Clara County, edited by author; general site of subject properties noted with a red star (David Rumsey Map Collection)

The area south of McKee Road experienced increased residential development around the turn of the twentieth century and incorporated as East San José in 1906.<sup>5</sup> The area north of McKee Road remained unincorporated but was subdivided for residential development in 1908 as the Spaulding Garden Tract (Figure 9). This tract includes the lots where the subject properties were later constructed, but was slow to develop and remained outside of the incorporation limits of both San José and East San José, which annexed to San José in 1911.<sup>6</sup>

<sup>5</sup> JRP Historical Consulting Services, "Santa Clara Valley Transportation Authority (VTA), Silicon Valley Rapid Transit Corridor EIS/EIR Technical Memorandum, Historical Resources Evaluation Report for SVRTC EIS/EIR Alternatives," January 2003, 21.

<sup>6</sup> JRP, VTA HRER, 21.

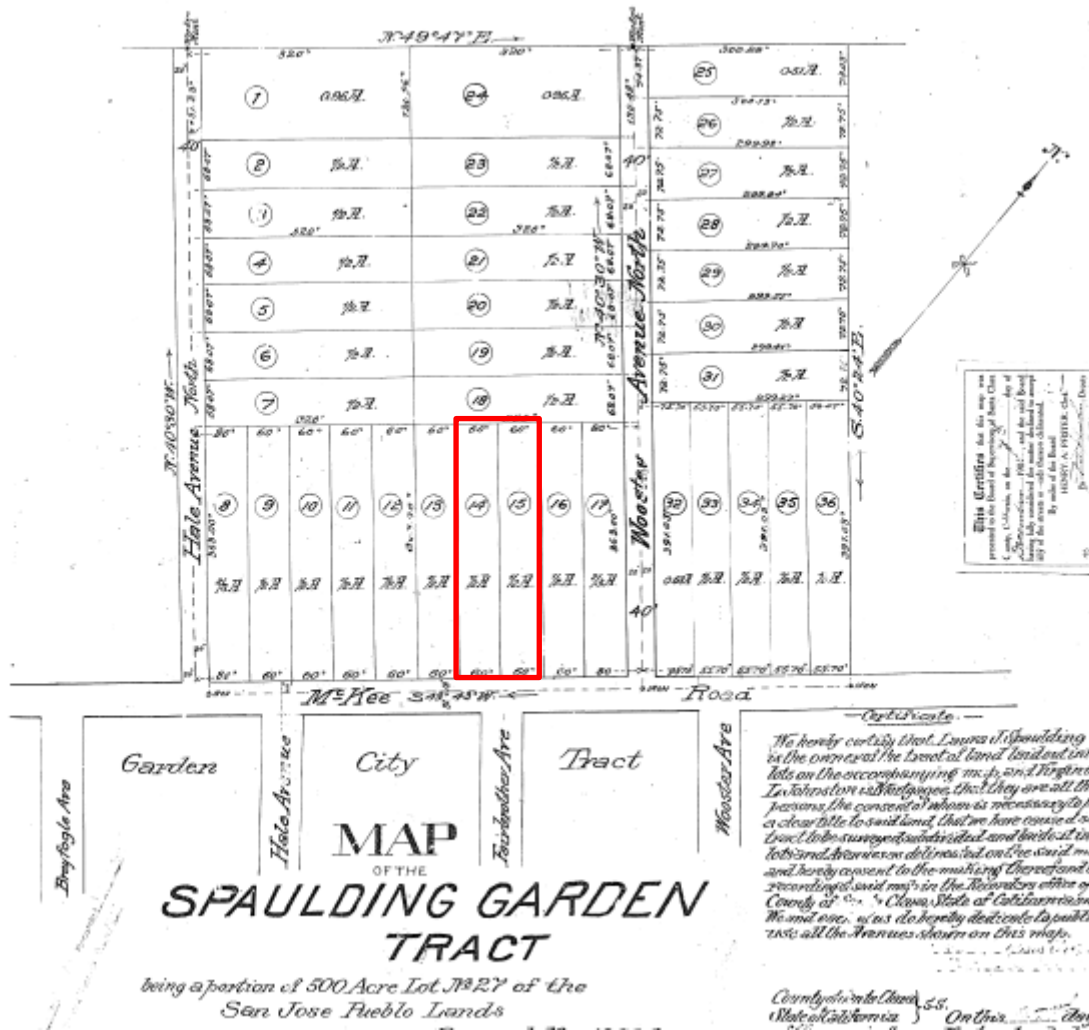


Figure 9. 1908 Tract Map of the Spaulding Garden Tract, future site of subject properties outlined in red (Santa Clara County Archives)

On April 25, 1910, James Arnott purchased Lots 15, 16, and 17 in the Spaulding Garden Tract from H. C. Spaulding.<sup>7</sup> Lot 15 corresponds to the current location of 1279 E. Julian Street, but James Arnott does not appear to have developed the lot in any way, as it remains vacant and unnumbered on the 1915 Sanborn Map (Figure 10). Research did not uncover original sale information for Lot 14, which corresponds to 1271 E. Julian Street, but by 1915, the lot included a small one-and-a-half-story dwelling and a two-story tankhouse, both set back from McKee Road. Research did not uncover when these buildings were constructed or who owned them; neither building remains extant. Elsewhere in the vicinity, the 1915 Sanborn Map shows a handful of dwellings and agricultural outbuildings on large lots on the north side of McKee Road between Wooster Avenue and 24th Street, and more uniformly residential development south of McKee Road.

<sup>7</sup> "Real Estate Transactions," *San Jose Mercury-News*, April 25, 1910, 11.

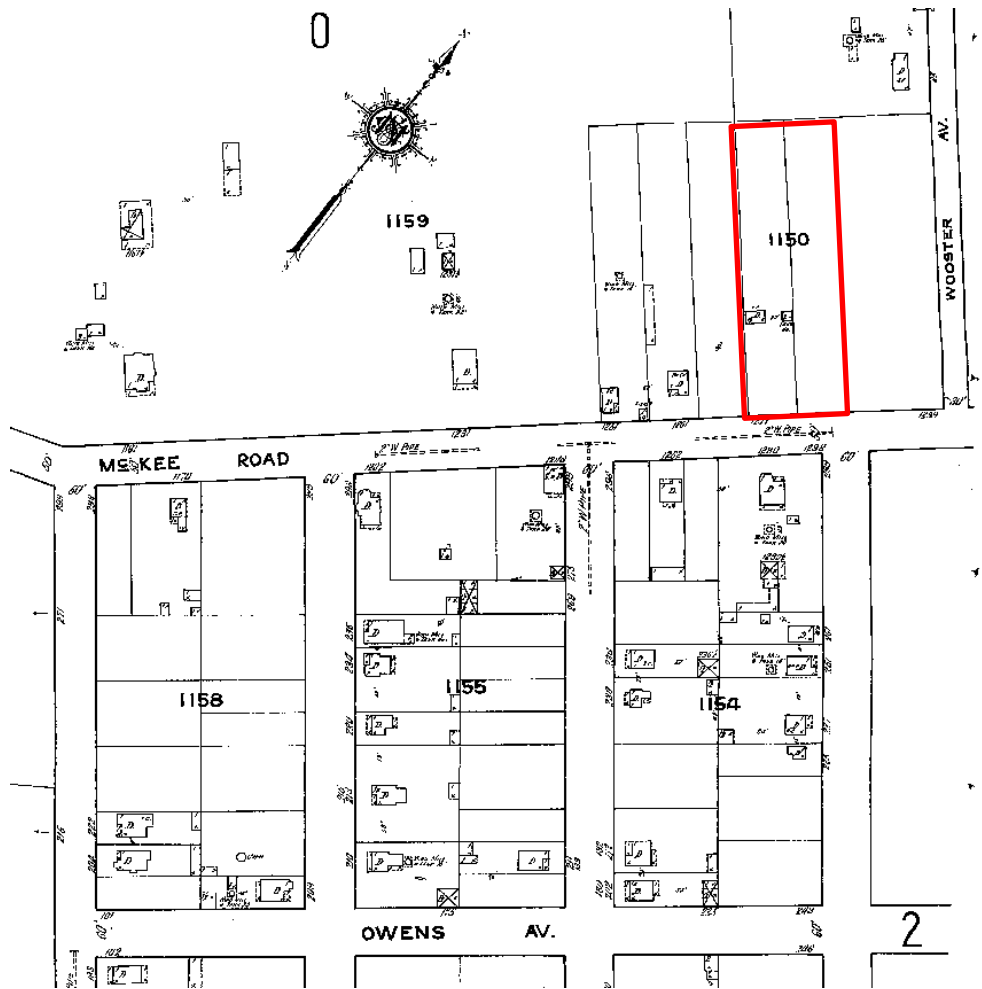


Figure 10. 1915 San José Sanborn Map, Volume 1, Sheet 1, edited by author; site of subject properties outlined in red (San Francisco Public Library).

Although original building permits for the two subject properties are not on file with the City of San José, according to the Santa Clara County Assessor, 1271 E. Julian Street was constructed in 1916 and 1279 E. Julian Street was constructed four years later, in 1920.<sup>8</sup> (Information on first and subsequent owners and occupants of the subject properties is included in a later section of this report.)

The San José Branch of the Western Pacific Railroad was completed in 1921, carrying “freight and mixed train service” on a route through the east part of San José directly east of the subject properties.<sup>9</sup> The new shipping opportunities associated with this line spurred residential and light industrial development in the area around the subject properties.<sup>10</sup> This increased development is depicted in the 1932 Sanborn Map, which is the first to include the subject properties (Figure 11).<sup>11</sup> At 1271 E. Julian Street (still called McKee Road at this time), the one-and-a-half-story dwelling and a two-story tankhouse remained at the lot, joined by the subject property, depicted with a

<sup>8</sup> Santa Clara County Assessor construction dates obtained via Parcelquest, accessed at <https://www.parcelquest.com/>.

<sup>9</sup> “The San Jose Branch,” Abandoned Rails of San Jose, accessed at <https://www.abandonedrails.com/san-jose-california>; JRP, VTA HRER, 18.

<sup>10</sup> JRP, VTA HRER, 18.

<sup>11</sup> The San Jose Public Library’s Sanborn Map collection is currently being digitized and is not available for researchers to review. The library staff took digital photographs of the map sheets prior to sending them to the digitizing service, and provided the images of the 1932 and 1939 maps included in this report. These images are the highest resolution available at this time until the maps are returned, anticipated in 2022.

recessed porch at the west side of the primary façade, and a smaller rectangular footprint than it currently has, lacking the volume later constructed at the rear (north) façade. At 1279 E. Julian Street, there were five buildings and structures at the lot. The subject property is depicted with a smaller rectangular footprint than it currently has, lacking the volume later constructed at the rear (north) façade. A small one-story building is depicted front of the subject property, abutting McKee Road, in use as a store: research indicates this may have been a grocery store operated by the occupants.<sup>12</sup> The small, one-story residential building on the east side of the lot behind the main residence is also depicted. Two other buildings and structures include a small auto garage and, at the north perimeter of the lot, a hen house. The 1932 map also notes that the yard area of 1279 E. Julian Street, along with the property adjacent to the east, are in use as “poultry houses,” suggesting that these properties may have had a functional agricultural connection, although this has not been verified by research. Elsewhere in the vicinity, the 1932 Sanborn Map continues to show a handful of dwellings and agricultural outbuildings on large lots on the north side of McKee Road between Wooster Avenue and 24th Street, and denser and more uniformly residential development south of McKee Road.



Figure 11. 1932 Sanborn Map, Volume 1, Sheet 1, edited by author; subject properties outlined in red (San José Public Library).

An updated Sanborn Map published in 1939 shows no changes to 1271 E. Julian Street (still called McKee Road at this time) from the 1932 map (Figure 12). At 1279 E. Julian Street, the only change is the construction of a small connector volume between the subject property and the store. Development remained sparse on the north side of

<sup>12</sup> Tom C. and Virginia L. Newman in the California, U.S., Voter Registrations, 1900-1968. Occupations for this couple at 1279 McKee Road in 1938 are listed as butcher and grocer.

McKee Road, with a handful of dwellings and agricultural outbuildings on large lots, and south of McKee Road continued to fill in with denser and more uniformly residential development.

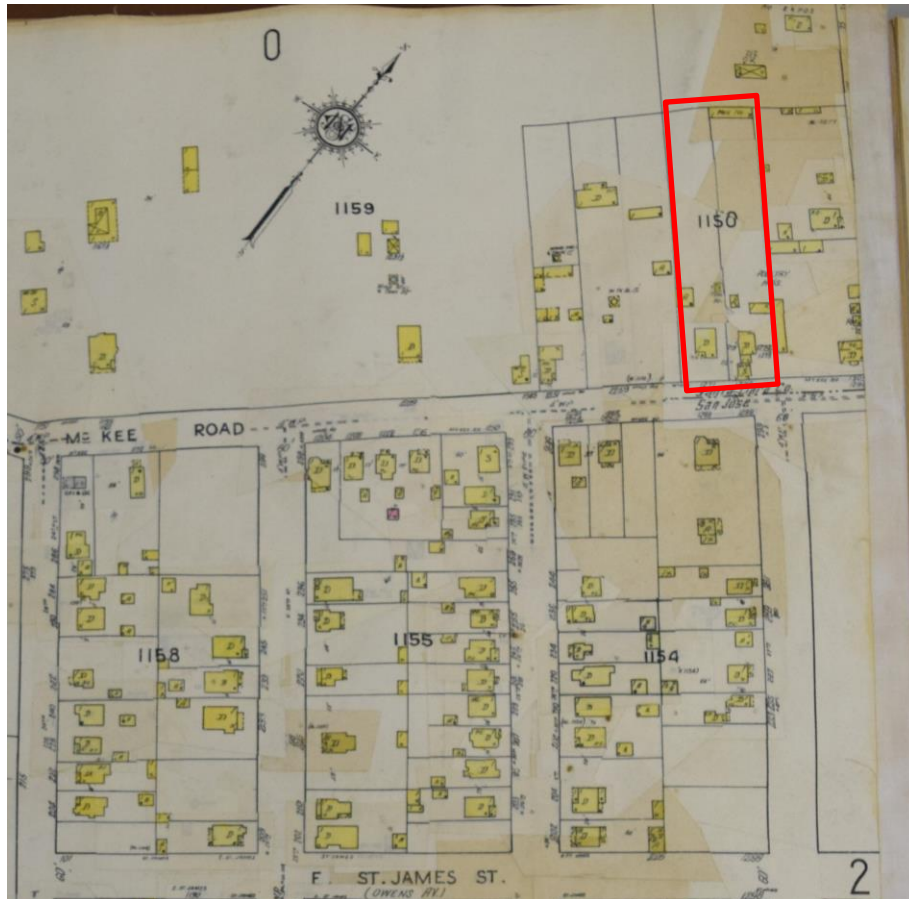


Figure 12. 1939 Sanborn Map, Volume 1, Sheet 1, edited by author; subject properties outlined in red (San José Public Library).

An aerial photograph taken in 1939 provides additional information about the subject properties that year (Figure 13). In addition to the buildings visible in the Sanborn Map, the photograph shows the back yard of 1271 E. Julian Street divided by fencing into two distinct use areas, with a structure at the rear perimeter of the lot, likely a chicken coop, and the back yard of 1279 E. Julian Street divided by fencing into many small use areas, presumably poultry yards and pens. Properties to the east of the subject properties appear to be in similar use as poultry yards, as noted on the Sanborn Map, while properties to the west appear to be planted with orchards and other agricultural row crops.



Figure 13. 1939 aerial photograph, edited by author; subject properties outlined in red (UCSB Library, FrameFinder; Flight C\_5900, Frame 23).

An updated Sanborn Map published in 1950 shows no changes to 1271 E. Julian Street (still called McKee Road at this time) from the 1939 map (Figure 14). At 1279 E. Julian Street, the small store building in front of the subject property had been demolished, while all other buildings and structures remained unchanged. Elsewhere in the vicinity, the 1950 Sanborn Map continues to show only a handful of dwellings and agricultural outbuildings on large lots on the north side of McKee Road between Wooster Avenue and 24th Street, and denser and more uniformly residential development south of McKee Road. The 1950 Sanborn Map also notes that McKee Avenue remained the northeastern limit of incorporated San José, with properties north of the road located in unincorporated Santa Clara County. A search for building permits for the subject properties in the permit archives of the Santa Clara County building department did not uncover any building permits from this era.

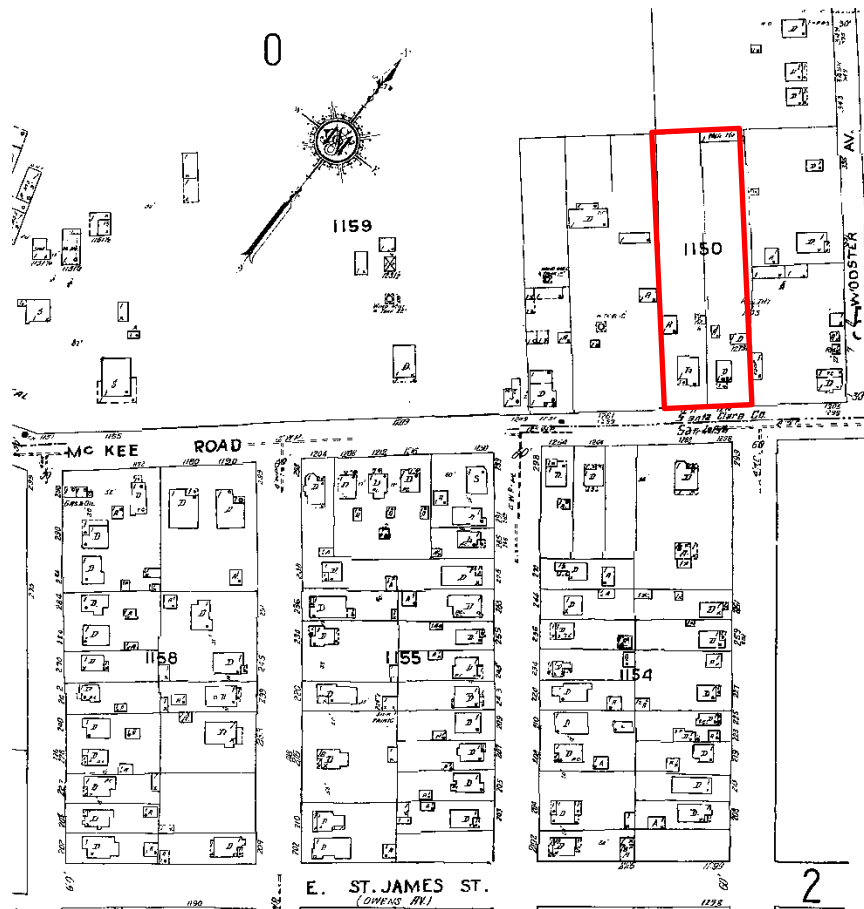


Figure 14. 1950 San José Sanborn Map, Volume 1, Sheet 1, edited by author; subject properties outlined in red (San Francisco Public Library).

Prior to the mid-1950s, the Bayshore Highway was a four-lane bypass route for the larger El Camino Real, and was routed through largely unincorporated land three blocks east of the subject properties.<sup>13</sup> Between 1956 and 1960, the Bayshore Highway was reconstructed and widened to a divided freeway, and renamed Highway 101, also known as the Bayshore Freeway. By 1960, a cloverleaf interchange was constructed at the intersection of McKee Road and the new freeway, which rerouted McKee Road directly in front of the subject properties. These years also saw the installation of North 26th Street and Tripp Avenue, west and north of the subject properties, and construction of multi-unit residential properties in previously undeveloped and agricultural-use areas north of McKee Road.<sup>14</sup> Likely due to this increased development, the subject properties and the immediate surroundings north of McKee Road became part of incorporated San José by 1961.<sup>15</sup>

An aerial photograph taken in 1961 provides information about the subject properties that year and shows increased development in the surrounding area (Figure 15). At 1271 E. Julian Street the subject property retained the smaller rectangular footprint than it currently has, and the one-and-a-half-story dwelling and the structure at the rear perimeter of the lot remained in place. A portion of the back yard was in use as an orchard, and it is not clear if the two-story tankhouse was still extant. At 1279 E. Julian Street, the main residence; small, one-story residential building; and hen house that were depicted in the 1950 Sanborn Map are all visible, along with the

<sup>13</sup> USGS, 1953 Map of San Jose, accessed at [https://ngmdb.usgs.gov/img4/ht\\_icons/overlay/CA/CA\\_San%20Jose\\_301584\\_1953\\_62500\\_geo.jpg](https://ngmdb.usgs.gov/img4/ht_icons/overlay/CA/CA_San%20Jose_301584_1953_62500_geo.jpg).

<sup>14</sup> 1956 and 1960 aerial photographs in the collection of Historicaerials.com, accessed at <https://www.historicaerials.com/viewer>.

<sup>15</sup> USGS, 1961 Map of San Jose, accessed at [https://ngmdb.usgs.gov/img4/ht\\_icons/overlay/CA/CA\\_San%20Jose\\_301585\\_1961\\_62500\\_geo.jpg](https://ngmdb.usgs.gov/img4/ht_icons/overlay/CA/CA_San%20Jose_301585_1961_62500_geo.jpg)



extant structure at the east side of the lot currently used as a chicken coop, and an additional building in the back yard that is no longer extant. Elsewhere in the vicinity, multi-unit residential buildings are visible along the west side of North 26th Street and on both sides of Tripp Avenue, and directly east of the subject properties, while the area directly west of the subject properties remained undeveloped.

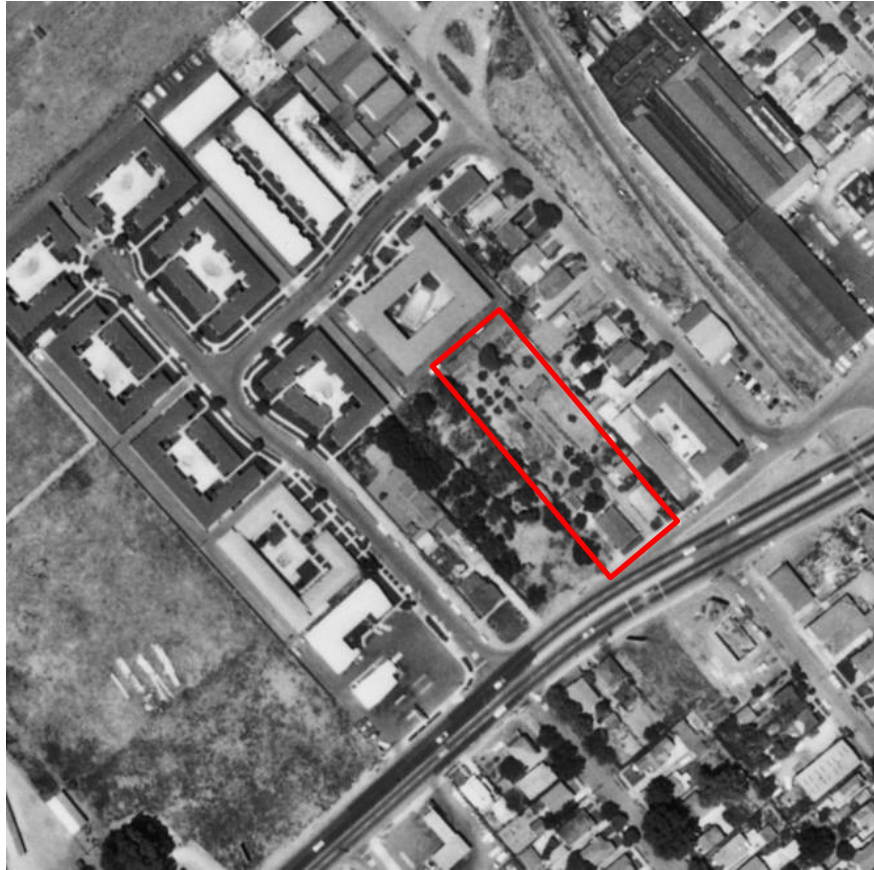


Figure 15. 1961 aerial photograph, edited by author; subject properties outlined in red (UCSB Library, FrameFinder; Flight CAS\_65\_130, Frame 12-201).

The City of San José holds only one building permit in their permit archive for 1271 E. Julian Street. The permit was issued on February 6, 1978 for construction of an addition at the rear of the house and application of stucco to the existing house.<sup>16</sup> Presumably the additional buildings at the lot were demolished in advance of the construction of the addition. The permit does not reference work to enclose the recessed front porch depicted in earlier Sanborn Maps, though a visual inspection of the building suggests that this work was likely done at this time. Publicly available aerial photographs taken between 1980 and the present day do not provide definitive information about when the structure at the rear perimeter of the lot was demolished.

The City of San José holds no building permits in their permit archive for 1279 E. Julian Street. However, plumbing and mechanical permits were issued in April of 1982 for unspecified work, likely associated with construction of the recessed volume with a lower roofline at the rear (north) façade. Publicly available aerial photographs taken between 1980 and the present day do not provide definitive information about when the structure at the rear perimeter of the lot and the additional building in the back yard that is visible in the 1961 aerial photograph were demolished.

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<sup>16</sup> San Jose Building Permit No. 08196, issued February 9, 1978.

The multi-unit residential buildings on Permata Court, directly west of the subject properties, were constructed in 1986, after which the block where the subject properties are located was completely built out.<sup>17</sup>

### 3.2 Permit History and Alterations

As introduced in the previous section of this report, research uncovered only one building permit, for construction of the rear addition and new stucco cladding at 1271 E. Julian Street in 1978. This reflects a permit search conducted in the City of San José online permit portal, and a search conducted by Santa Clara County Planning Department staff following a verbal request in March 2021. Permit research was not done in person due to Covid-19 restrictions.

In the absence of permit history, alterations to the subject properties that were observed during a site visit in March 2021 and not reflected in the available permit record are detailed here.

#### 1271 E. Julian Street:

- Enclosure of recessed porch at the west side of the primary (south) façade;
- Removal of all original windows and doors and installation of aluminum and vinyl windows and doors;
- Construction of concrete masonry block fence at front yard with wrought iron pickets; and
- Demolition of one-and-a-half-story dwelling and a two-story tankhouse on the lot that were constructed prior to 1915, and a structure at the rear perimeter of the lot, likely a chicken coop.

#### 1279 E. Julian Street:

- Removal of all original operable windows (inoperable windows that enclose the front porch may be original) and replacement with vinyl windows;
- Construction of recessed volume with a lower roofline at the rear (north) façade; and
- Demolition of additional buildings and structures at the site constructed prior to 1932, including the small building in front of the house used as a store; the garage in the back yard; the hen house at the north perimeter of the lot; and an unidentified structure in the back yard present in the 1961 aerial photograph.
- The small, one-story residential building behind the main residence, constructed before 1932, is largely unaltered, but the facades include varying types of cladding which may indicate some alterations.
- The structure in the back yard currently used as a chicken coop appears largely unaltered, but the construction date is unknown and was constructed after 1950.

### 3.3 Ownership History

Due to Covid-19 restrictions, in-person research could not be conducted at Santa Clara County Assessor's Office to trace the ownership history of the subject properties, and the office does not offer digital access to sales ledgers or deed transfer records. ARG has undertaken to trace the ownership and occupancy history of the subject properties based on digital newspaper archives, digital copies of San José City Directories, digital sources provided by Ancestry.com such as voter and draft registrations, subdivision maps for surrounding parcels drawn in the mid-1950s and mid-1980s, and correspondence with a research librarian at the California Room of the San José Public Library.

All available information about owners and occupants of the subject properties is included in **Table 1** and **Table 2**.

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<sup>17</sup> Santa Clara County Assessor construction dates obtained via Parcelquest, accessed at <https://www.parcelquest.com/>.

**Table 1: Owners and Occupants, 1271 E. Julian Street**

Date	1271 E. Julian Street
1916	Extant house at 1271 E. Julian Street constructed (Santa Clara County Assessor via Parcelquest).
1918-1926	Joséph Larsen, carpenter, and wife Louise Larsen live at the corner of 27th Street and McKee Road, later identified as 1271 McKee Road. Larsen is an employee of Pratt-Low Preserving Company (World War I Draft Registration Cards, 1917-1918 for Joséph Larsen). The Larsens are from Norway and have four children, including Louis Larsen (1920 U. S. Federal Census).
1930-1933	John Emerson, laborer, and wife Lillian Emerson, rent and reside at 1271 McKee Road with four children (1930 U. S. Federal Census for John Emerson; 1933 San José City Directory).
1940-1949	Louis Larsen, salesman and son of Joséph Larsen, and wife Ruth Larsen, housewife, reside at 1271 McKee Road (California, U.S., Voter Registrations, 1900-1968 for Louis Larsen). Louis Larsen works at Borden, Co. (World War II Draft Registration Cards, 1940 for Louis Larsen)
1955-1977	Edward F. Sellars, machinist at Food Machinery, and wife Ruth Sellars, machine operator at Continental Can, reside at 1271 McKee Road (1955-1977 San José City Directories).
1978-2019	Eurico Freitas Silva (sometimes spelled Da Silva) owns and resides at 1271 E. Julian Street (San José Building Permit No. 08196, February 9, 1978). Silva was born in Portugal, and with his wife Margareth [sic] had nine children (California, U.S., Federal Naturalization Records, 1843-1999 for Eurico Freitas Da Silva). Silva’s mother Perpetua Viera also resides at 1271 E. Julian Street for some years (Family Tree for Eurico Silva provided by Ancestry.com). Members of the Silva family retained ownership through 2019 when Maria R. Silva, Trustee, sold to the current owner (Santa Clara County Assessor via Parcelquest).

**Table 2: Owners and Occupants, 1279 E. Julian Street**

Date	1279 E. Julian Street
1910	James Arnott purchased Spaulding Garden Tract Lots 15, 16. Lot 15 corresponds to the current location of 1279 E. Julian Street (“Transactions,” <i>San José Mercury-News</i> , April 25, 1910).
1920	Extant house at 1279 E. Julian Street constructed (Santa Clara County Assessor via Parcelquest). Samuel J. May, carpenter, resides at 1279 McKee Road (1920 San José City Directory).
1926-1936	Samuel Coley, rancher, later poultryman and merchant, resides at 1279 McKee Road (California, U.S., Voter Registrations, 1900-1968 and 1930 U. S. Federal Census for Samuel P. Coley).
1938-1942	Tom C. Newman, butcher, and wife Virginia L. Newman, grocer, reside at 1279 McKee Road (California, U.S., Voter Registrations, 1900-1968 for Tom C. Newman). In 1939, Wooster Ave. Security Warehouse and Cold Storage is listed at 1279 McKee Road, owned and occupied by Tom C. and Virginia L. Newman (1939 San José City Directory).
1944-1973	Joséph V. Vierra (variously spelled Viera) resides at 1279 McKee Road (1944 San José City Directory). Vierra was born in Portugal: he worked as a water tender on a steamship in 1940 but had no listed occupation listed in 1944 (1940 U. S. Federal Census). Joined by wife Mary V. Vierra in 1949, she is the property owner by 1957 (1949 San José City Directory; 1957 subdivision map for the property at 1299 E. Julian Street). Mary Vierra is widowed by 1961 and worked in a cannery (1961 San José City Directory). Known occupants of the rear house during Vierra’s ownership include Frank Jimenez in 1959, and Frank Freitas in 1969 (San José City Directories).
1977-2019	Manuel Silva, construction worker, and wife Maria Silva own and for some years reside at 1279 E. Julian Street; George Nunes at rear dwelling (1977 San José City Directory).
1979	Roger Garcia, construction worker, and wife Iva M. Garcia, reside at 1279 E. Julian Street; George Nunes at rear dwelling (1979 San José City Directory).
2019	Members of the Silva family retained ownership through 2019 when Carolyn M. Silva sold to the current owner (Santa Clara County Assessor via Parcelquest).

#### 4. HISTORIC CONTEXT

The following sections provide historic context for the subject properties at 1271 and 1279 E. Julian Street.

##### 4.1 Development of San José

The first inhabitants of the area that would later become San José were the members of the Tamyen or Tamien band of the Ohlone people, who occupied distinct territories within the Santa Clara Valley along the banks of the Guadalupe River and Coyote Creek.<sup>18</sup> Spanish settlement of the Santa Clara Valley began in 1769 with the initial exploration by Sergeant José Ortega of the Portola Expedition and in subsequent decades caused the dissolution of the Ohlone community as it had historically existed. In 1777, José Joaquín Moraga and Fray Tomás de la Peña established Mission Santa Clara on the west bank of the Guadalupe River; the El Pueblo de San José de Guadalupe (Pueblo San José) was established soon afterward located on river's east bank. The pueblo at San José was the first civil settlement established by the Spanish in California, with the primary function of supplementing the crops grown by the missions to support the military garrisons at Monterey and San Francisco. The pueblo site was located at what is today Market Street Plaza.<sup>19</sup>

Following Mexican independence from Spain in 1822, Mexico began to issue land grants to promote the settlement of vacant and former mission land. Thirty-eight land grants were issued between 1833 and 1845 in the Santa Clara Valley, with all or parts of fifteen rancho grants located within San José's current city limits.<sup>20</sup> The Mexican government relaxed immigration regulations in 1828 and in the following decades foreigners began to settle in California. By the early 1840s, the increased American population in San José had shifted the character of the settlement from a small Mexican village to a bustling American town. In May 1846 the United States declared war on Mexico, and in 1848 the United States acquired the Mexican province of California in the Treaty of Guadalupe Hidalgo. The discovery of gold in the Sierra foothills in 1848 caused a massive population influx and California was quickly granted statehood in 1850, with San José serving as the first State capital.

San José served as a supply center for miners as they traveled to the southern Mother Lode. Many of these miners were farmers from the eastern United States and Europe who recognized the agricultural potential of the Santa Clara Valley. Many returned to the area to take up farming, and the high demand for flour, fruit, and vegetables during the early Gold Rush made agricultural and commercial pursuits as profitable and more dependable than mining. San José was first surveyed in 1847 and resurveyed and expanded in 1850: the resulting gridiron street plan apportioned land efficiently into lots suitable for the erection of buildings and facilitated the transfer of property ownership and tax assessment.<sup>21</sup>

Urban development moved swiftly in the nineteenth century, with establishment of municipal gas, water, and sewer services in the 1860s, followed that same decade by transportation improvements including an intraurban streetcar line, a railroad line between San Francisco and San José, and the completion of the Central Pacific line from San José to Niles in 1869, which connected San José with the rest of the United States via the transcontinental railroad. San José became the centralized commercial service center for the expanding agricultural hinterland, increasing industrial activities, increasing immigration, and residential expansion in Santa Clara Valley.

Commercial growth in San José boomed during the 1880s and continued with steady growth toward the end of the century. Most of the undeveloped land within the city limits was subdivided and filled with homes during the 1880s, leading to increased subdivision and development directly outside of the city limits after the turn of the twentieth century. Two exurban nodes of development included East San José, directly east of San José, which briefly

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<sup>18</sup> Archives and Architecture, "Historical Overview and Context for the City of San José," Prepared for the Planning Department of the City of San José, March 30, 1992, 1.

<sup>19</sup> Ibid., 2.

<sup>20</sup> Ibid, 3.

<sup>21</sup> Ibid., 6.

incorporated as its own city from 1906 through 1911 before annexing to San José, and the Spaulding Garden Tract, northeast of the city limits in the area where the subject properties were later constructed, which was subdivided in 1908 but remained in unincorporated Santa Clara County until the mid-1950s.<sup>22</sup>

Development patterns were influenced by advanced in transportation, which included electrification of intracity streetcars in the 1890s, extended trolley lines to Alum Rock Park and Santa Clara, and intercity rail lines to Saratoga, Campbell, and Los Gatos by 1905 and to Palo Alto and Cupertino by 1915. The introduction and adoption of automobiles around the turn of the twentieth century further impacted residential development and construction of new boulevards and the region's earliest highways.<sup>23</sup>

After World War I, San José kept pace of a national trend of prosperity and boosterism, characterized by continued population growth, residential construction, and large-project improvements to the city and the region such as water conservation works, regional freeway construction, and the establishment of a major airfield at Moffett Field.<sup>24</sup> San José remained the financial and business hub of the region's booming agricultural industry which continued to expand during the interwar period and during World War II, as the demand for canned and dried fruits soared.<sup>25</sup>

World War II had a major effect on San José. The San Francisco Bay area served as the gateway to the Pacific theater from 1941 to 1945 and thousands of military personnel traveled through the area for training and embarkation. California received nearly twelve percent of all United States government contracts during the war, and people emigrated to the state from all over the country to provide the workforce for the newly robust defense industry.<sup>26</sup>

After World War II, the region's investment in the defense industry provided fertile technological ground for the growth of what would become the greatest electronics region in the United States – Silicon Valley – as the need for vacuum tubes and associated electronics was established for applications in radar and aircraft.<sup>27</sup> The shift away from agriculture and towards electronics accelerated after mid-century: In 1950, eighty-seven percent of manufacturing in the Santa Clara Valley was in food production. This percentage decreased to forty percent by 1969, based on demands from the defense industry, and from 1955 to 1963, over two-thirds of all new manufacturing jobs were related to defense, either electronics or ordnance.<sup>28</sup> This shift was abetted by the construction of many miles of highway infrastructure, including the widening of the Bayshore Highway through San José between 1956 and 1960, known now as the Bayshore freeway/Highway 101.

By 1968, Santa Clara County's economic base was thoroughly dependent upon the electronic and defense industries. The 1970s saw the development of the personal computer industry stimulated by Apple's "user friendly" computers. Attracted by the increasing job market, the population of the valley experienced phenomenal growth between 1950 and 1975 as the population increased from 95,000 to over 500,000. Correspondingly, an aggressive annexation campaign enabled the area of the city to spread from 17 square miles in 1950 to over 120 square miles in 1970, during which time residential subdivisions and shopping centers replaced most of the area's remaining orchards and pasture.

Geographic expansion of the city had the secondary effect of declining commercial occupancy in the city's historic downtown core. Commercial migration started in 1956 with the construction of Valley Fair, San José's first regional

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<sup>22</sup> JRP, VTA HRER, 21.

<sup>23</sup> Archives and Architecture, "Historical Overview," 9.

<sup>24</sup> Ibid., 9.

<sup>25</sup> PAST Consultants, LLC, "San José Modernism Historic Context Statement," Prepared for the Planning Department of the City of San José, June 2009, 12.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid., 24.

<sup>28</sup> Ibid.

shopping center. The 1960s saw a series of urban renewal projects in downtown San José, such as Park Center Plaza and San Antonio Plaza.<sup>29</sup> The 1980s brought about another period of high-rise office tower commercial construction in San José, signaling a rebirth of San José's downtown business district which has continued as Silicon Valley has remained dominant as a leader in the international development of digital technology.

#### 4.2 Architectural Type/Style: Bungalow/Craftsman

1271 and 1279 E. Julian Street are both examples of the bungalow house type that was popular throughout California's towns and residential suburbs in the first decades of the twentieth century. Bungalows are generally one-story wood frame residential buildings, regular in plan with simple architectural details. Bungalows are the most common type of residential building in the neighborhoods on the east side of San José, which developed rapidly in the first two decades of the twentieth century, coinciding with the popularity of bungalow homes.<sup>30</sup>

Both subject properties include modest Craftsman style architectural detailing. The Craftsman style flourished in California from the late 1890s until the 1920s and was often applied to the bungalow building type.<sup>31</sup> Craftsman style houses generally include an asymmetrical primary facade with a covered entry porch; shallow-pitched, front-facing gable roofs (frequently incorporating a pair of gables – one over the porch and one embracing the main house); exposed structural elements, such as open eaves, exposed rafters (often carved), brackets, and fascia board; and local building materials often left in their natural state, such as stained redwood paneling, shingles, and clinker brick.<sup>32</sup> While some architects designed large homes in the Craftsman style, Craftsman-style bungalows were often constructed without the assistance of an architect. Craftsman style home kits were mass-marketed by companies including Aladdin Homes, Wilson Bungalows, Montgomery Ward, Sears and Roebuck, and Pacific Ready-Cut, making the style a common and easily accessible choice for working class people.

### 5. EVALUATIVE FRAMEWORK

#### 5.1 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed on or formally determined eligible for the National Register are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of 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.
2. It is associated with the lives of persons important to local, California, or national history.

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<sup>29</sup> PAST Consultants, LLC, "San José Modernism," 44-47.

<sup>30</sup> JRP, VTA HRER, 37.

<sup>31</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2012) 453-54.

<sup>32</sup> *Ibid.*

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Like the National Register, evaluation for eligibility to the California Register requires an 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 integrity standards may be eligible for listing in the California Register.

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."<sup>33</sup> 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."<sup>34</sup> 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. 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.
- *Setting* is the physical environment of a historic property.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a 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.

## 5.2 San José City Landmark Designation

The City of San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) is intended to preserve and protect "the old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation."<sup>35</sup> The Historic Preservation Ordinance requires the City maintain a Historic Resources Inventory (HRI) and defines criteria for the identification and designation of city landmarks, historic districts, and conservation areas. Per the Historic Preservation Ordinance, historic properties are those that exhibit "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" based on the following factors:

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<sup>33</sup> National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation," accessed March 13, 2019, [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_6.htm](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm).

<sup>34</sup> Ibid.

<sup>35</sup> San José Municipal Code, Chapter 13.48 – Historic Preservation, Section 13.48.010(A).

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.<sup>36</sup>

To be eligible for listing as a local City Landmark, the City uses the following criteria:

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.<sup>37</sup>

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<sup>36</sup> San José Municipal Code, Chapter 13.48.

<sup>37</sup> San José Municipal Code, Chapter 13.48.



## 6. EVALUATION OF SIGNIFICANCE

### 6.1 California Register of Historical Resources

#### *California Register Criterion 1 [Association with Significant Events]*

To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends.<sup>38</sup>

Research does not indicate that any discrete historically significant events occurred at either subject property at 1271 or 1279 E. Julian Street. Nor are these properties associated with any historically significant patterns of events. Both properties were constructed during a period of general residential growth on the east side of San José. The properties were constructed eight and twelve years after the area was first subdivided, and do not appear to have influenced development of the area in any meaningful way. Reflecting the semi-rural character of the area where they were constructed, both properties were used in part for semi-agricultural uses, including orchard trees at 1271 E. Julian Street and poultry at 1279 E. Julian Street. But research does not indicate that the properties played a significant role in the agricultural industry of Santa Clara County or San José. No other association with historically significant patterns of events was discovered over the course of research. For these reasons, the subject properties do not appear to meet the threshold for listing in the California Register under Criterion 1.

#### *California Register Criterion 2 [Association with Significant Persons]*

This criterion “applies to properties associated with individuals whose specific contributions to history can be identified and documented.” It identifies properties associated with individuals “whose activities are demonstrably important within a local, State, or national historic context.”<sup>39</sup>

Both properties have been owned and occupied by a series of working-class persons, with occupations including carpenter, laborer, salesman, machinist, poultryman, butcher, grocer, cannery worker, and construction worker, among others. Biographical and newspaper archive research did not uncover any indication that any of the owners and occupant of the subject properties made specific contributions to local, State, or national history. For these reasons, the subject properties do not appear to meet the threshold for listing in the California Register under Criterion 2.

#### *California Register Criterion 3 [Architectural Significance]*

This criterion applies to properties that “embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.”<sup>40</sup> “Distinctive characteristics” are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style.<sup>41</sup> A master “is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.”<sup>42</sup>

1271 and 1279 E. Julian Street are both examples of the bungalow house type with modest Craftsman style architectural details. This type and style of building was popular throughout California’s towns and residential suburbs in the first decades of the twentieth century and represents the most common type of residential building

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<sup>38</sup> National Park Service, “National Register Bulletin: How to Apply the National Register Criteria for Evaluation.”

<sup>39</sup> Ibid.

<sup>40</sup> Ibid.

<sup>41</sup> Ibid.

<sup>42</sup> Ibid.

in the neighborhoods on the east side of San José. Both subject properties are very modest examples of this type and style of architecture, and both have undergone alterations which further diminish their ability to embody the distinctive characteristics of the type and style, including recladding, a horizontal addition, and replacement of all windows at 1271 E. Julian Street, and a horizontal addition and replacement of most windows at 1279 E. Julian Street. Although original building permits were not uncovered during the course of research, the properties do not appear to be the work of master architects, nor do they possess high artistic values. For these reasons, the subject properties do not appear to meet the threshold for listing in the California Register under Criterion 3.

*California Register Criterion 4 [Potential to Yield Information]*

Criterion 4 is typically applied to archaeological resources, and evaluation of the subject property for eligibility under this criterion was beyond the scope of this report.

## **6.2 Integrity Analysis**

In order for a building to qualify for listing on the California Register of Historical Resources, it must both display significance under one or more of the California Register criteria and retain historical integrity. Because the subject properties were not found to display significance under any of the above criteria, an evaluation of physical integrity is unnecessary.

## **6.3 San José City Landmark Designation**

The subject properties do not appear to be eligible to be considered historic properties per the Historic Preservation Ordinance of San José. As outlined in the discussion of California Register criteria 1 and 2, the properties are not associated 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. Likewise, as outlined in the discussion of California Register criterion 3, the properties do not represent a significant architectural style, design, or method of construction; are not the work of a master architect, builder, artist, or craftsman; and do not exhibit high artistic merit. When considered in their totality, the properties do not comprise a distinctive, significant, or important work or vestige whose component parts may lack the same attributes; nor do they include unusual building materials or uniquely effective engineering methods. Finally, the subject properties do not appear 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.

Likewise, the subject properties do not appear to be eligible for listing as local City Landmarks. As outlined in the discussion of California Register criteria 1, 2, and 3, the subject properties do not have specific character, interest, or value as part of the local, regional, state, or national history, heritage, or culture; they are not the location of a site of a significant historic event; and they are not identified with a person or persons who significantly contributed to the local, regional, state, or national culture and history. They do not exemplify the cultural, economic, social, or historic heritage of the City of San José; they do not portray the environment of a group of people in an era of history characterized by a distinctive architectural style; they do not embody the distinguishing characteristics of an architectural type; they are not the work of an architect or master builder whose individual work has influenced the development of the City of San José; and they do not represent a significant or unique architectural innovation.

## **7. CONCLUSION**

The properties at 1271 and 1279 E. Julian Street are modest examples of Craftsman style bungalows that have undergone a series of alterations and are not likely to have been designed by master architects. The properties have been consistently owned and occupied by working class persons who do not appear to have made significant contributions to local, State, or national history. For these reasons, 1271 and 1279 E. Julian Street do not appear to be eligible for listing in the California Register under any eligibility criteria, and do not appear to be eligible as historic properties per the Historic Preservation Ordinance of San José or eligible for listing as local City Landmarks.

As such, the properties would not be considered historic resources for the purposes of the California Environmental Quality Act (CEQA).

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**1271 and 1279 E. Julian St., San Jose, CA**  
Historic Resource Evaluation

**Appendix A: Existing Conditions Photographs**



Architectural  
Resources Group

EXISTING CONDITIONS: 1271 E. JULIAN STREET



1271 E. Julian Street, primary (south) façade, view north (ARG, March 2021)



1271 E. Julian Street, detail of west side of primary (south) façade, view north (ARG, March 2021)



1271 E. Julian Street, west façade, view northeast (ARG, March 2021)





1271 E. Julian Street, detail of recessed bay at west façade, view southeast (ARG, March 2021)



1271 E. Julian Street, rear (north) façade, view southeast (ARG, March 2021)



1271 E. Julian Street, partial view of east façade, view south (ARG, March 2021)



1271 E. Julian Street, back yard, view north (ARG, March 2021)

EXISTING CONDITIONS: 1279 E. JULIAN STREET



1279 E. Julian Street, primary (south) façade, view northwest (ARG, March 2021)



1279 E. Julian Street, detail of entry porch at west side of primary (south) façade,  
view northwest (ARG, March 2021)



1279 E. Julian Street, east façade, view northwest (ARG, March 2021)



1279 E. Julian Street, west façade, view northeast (ARG, March 2021)



1279 E. Julian Street, northernmost portion of the west façade, view northeast (ARG, March 2021)





1279 E. Julian Street, rear (north) façade, view southwest (ARG, March 2021)



1279 E. Julian Street, one-story residential building, west façade, view east (ARG, March 2021)



1279 E. Julian Street, one-story residential building, partial view of south façade, view northwest (ARG, March 2021)



1279 E. Julian Street, one-story residential building, partial view of north façade, view southeast (ARG, March 2021)



1279 E. Julian Street, one-story structure, west façade, view northeast (ARG, March 2021)



1279 E. Julian Street, one-story structure, north façade, view southeast (ARG, March 2021)



1279 E. Julian Street, back yard, view north (ARG, March 2021)



1279 E. Julian Street, rear portion of back yard, view north (ARG, March 2021)

SETTING: E. JULIAN STREET BETWEEN WOOSTER AVENUE AND N. 26th STREET



1299 E. Julian Street (1960), directly east of the subject properties, view northeast (ARG, March 2021)





1260 Permata Court (1986), directly west of the subject properties, view northwest (ARG, March 2021)



1251 E. Julian Street (1920), west of the subject properties at the intersection of E. Julian Street and N. 26th Street, view northwest (ARG, March 2021)



1272 E. Julian Street (1965), on the south side of E. Julian Street across from the subject properties, view south (ARG, March 2021)



1266 E. Julian Street (1987), on the south side of E. Julian Street across from the subject properties, view southwest (ARG, March 2021)



1256 E. Julian Street (1966), on the south side of E. Julian Street across from the subject properties, view southwest (ARG, March 2021)

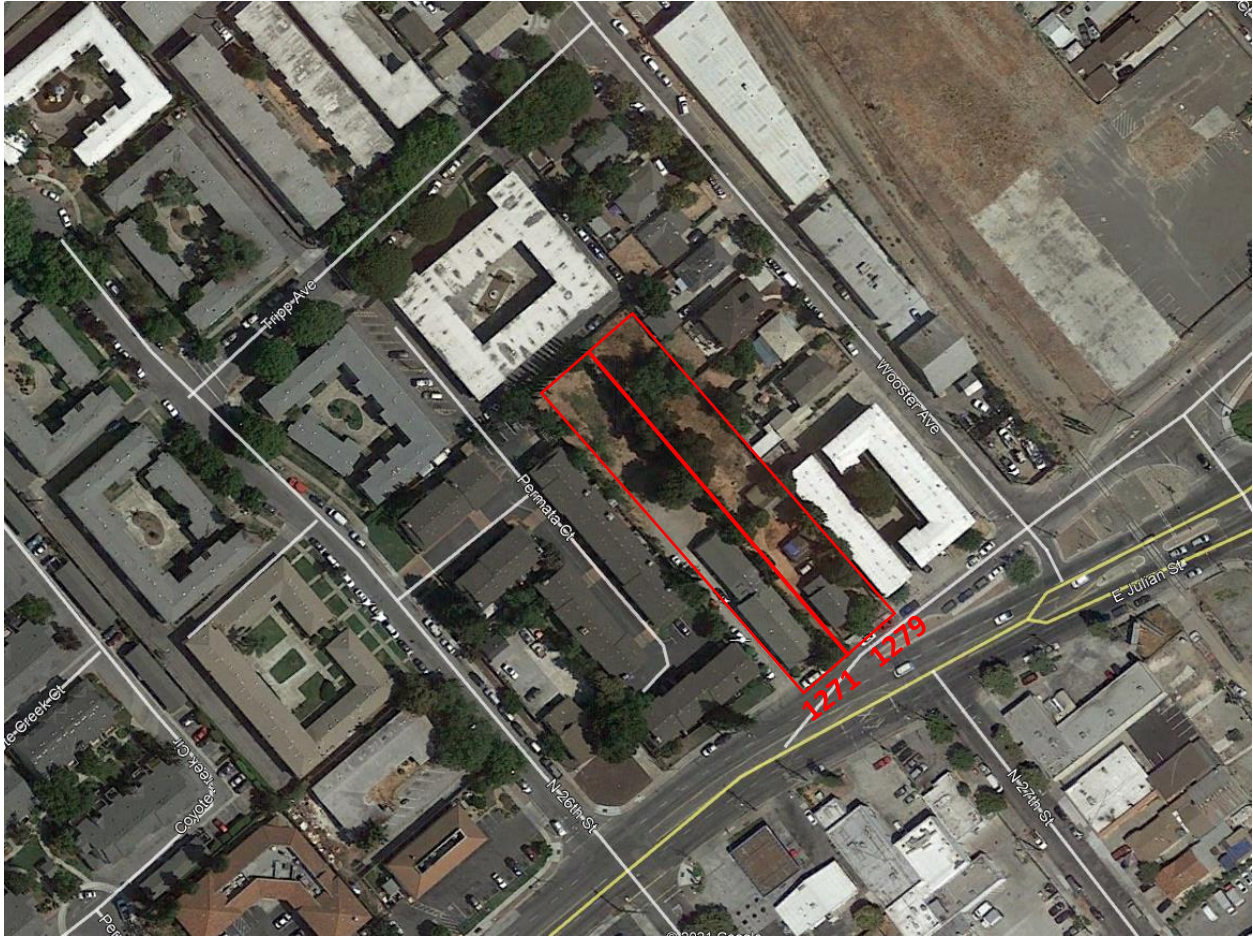
**1271 and 1279 E. Julian St., San Jose, CA**  
Historic Resource Evaluation

**Appendix B: Maps and Aerial Photographs**



Architectural  
Resources Group

MAPS AND AERIAL PHOTOGRAPHS

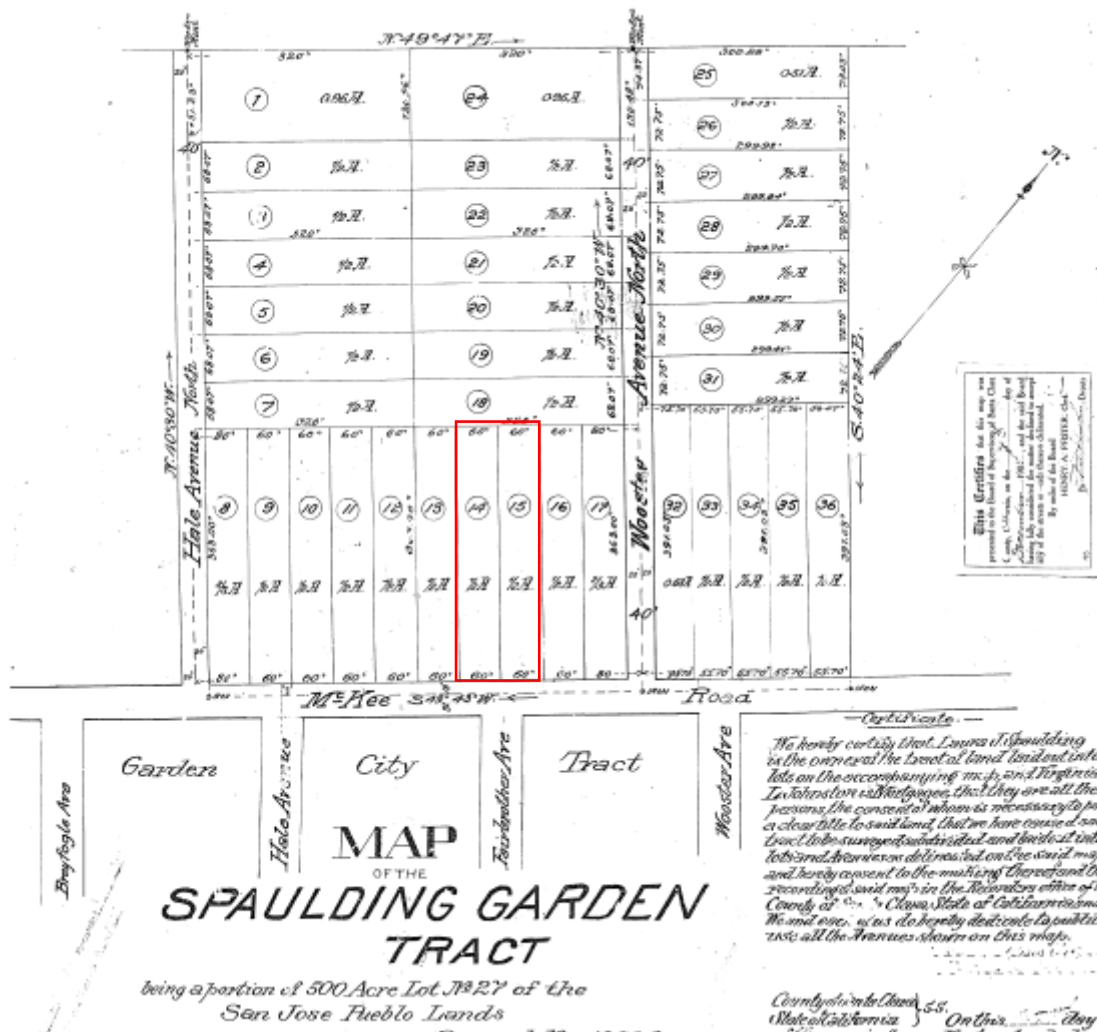


Aerial view of 1271 and 1279 E. Julian Street, San Jose, outlined in red (Google Earth image [amended by author]).

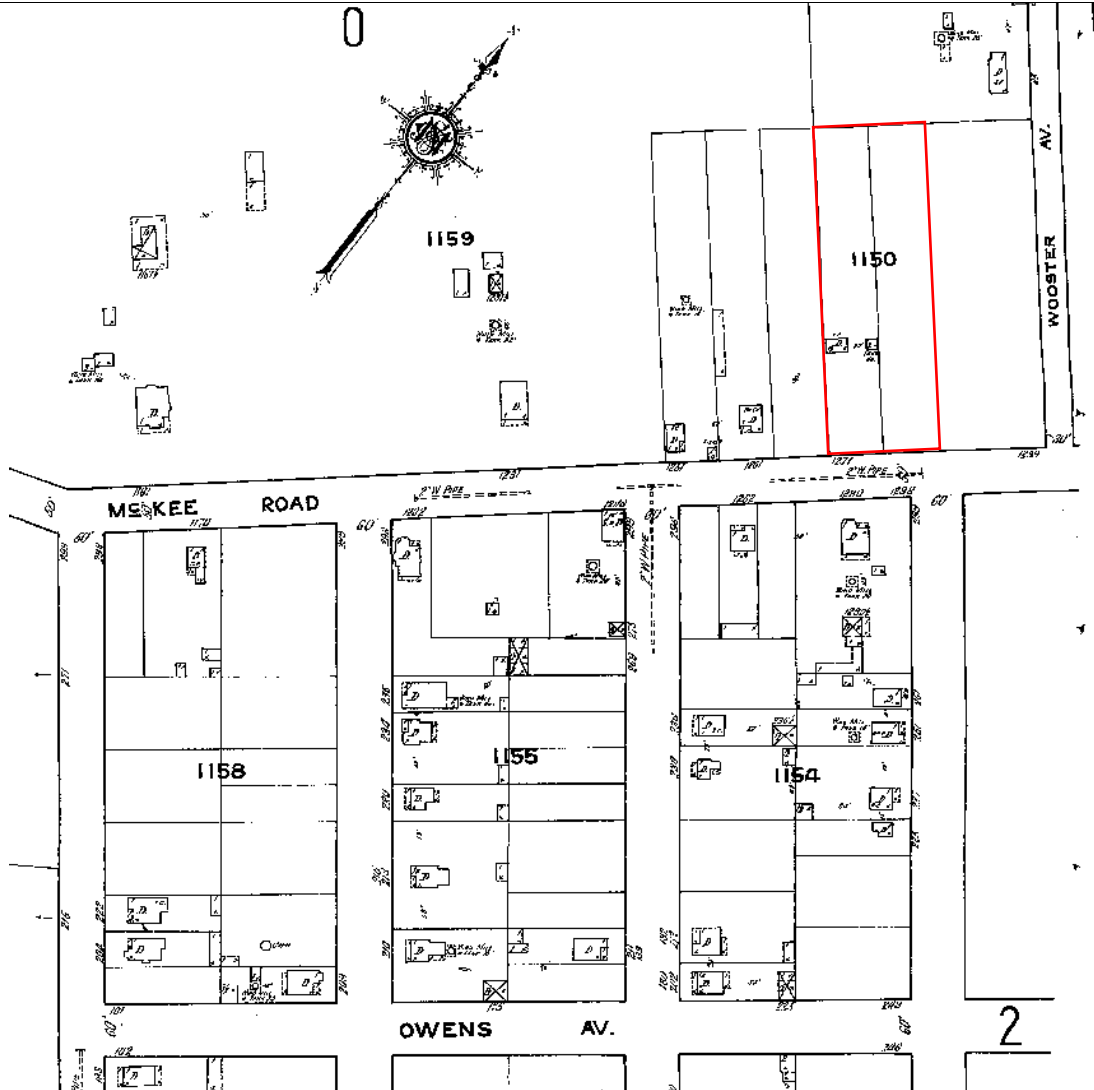


1876 Thompson and West maps of Santa Clara County, edited by author; general site of subject properties noted with a red star (David Rumsey Map Collection)





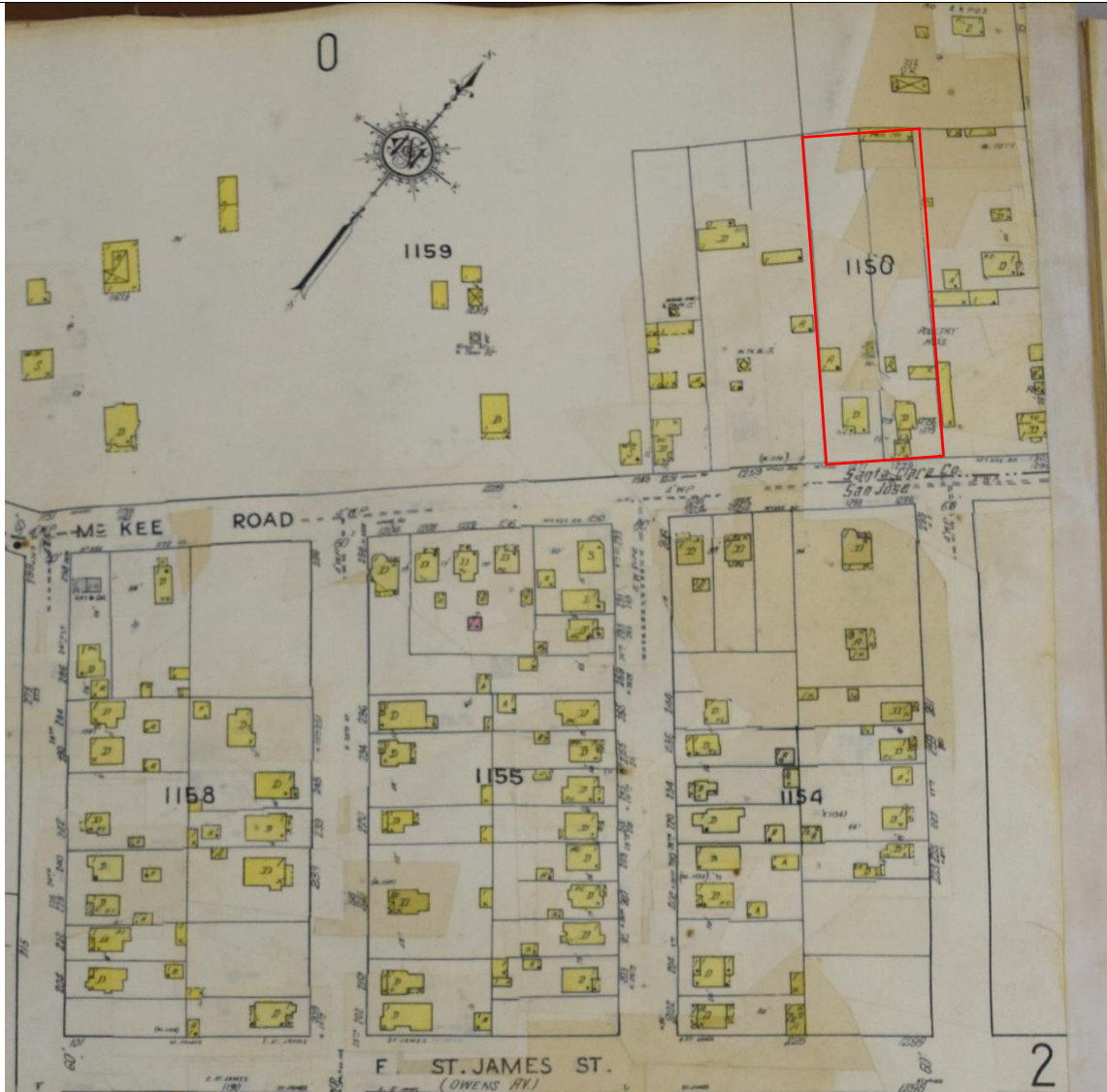
1908 Tract Map of the Spaulding Garden Tract, future site of subject properties outlined in red (Santa Clara County Archives)



1915 San Jose Sanborn Map, Volume 1, Sheet 1, edited by author; site of subject properties outlined in red (San Francisco Public Library).



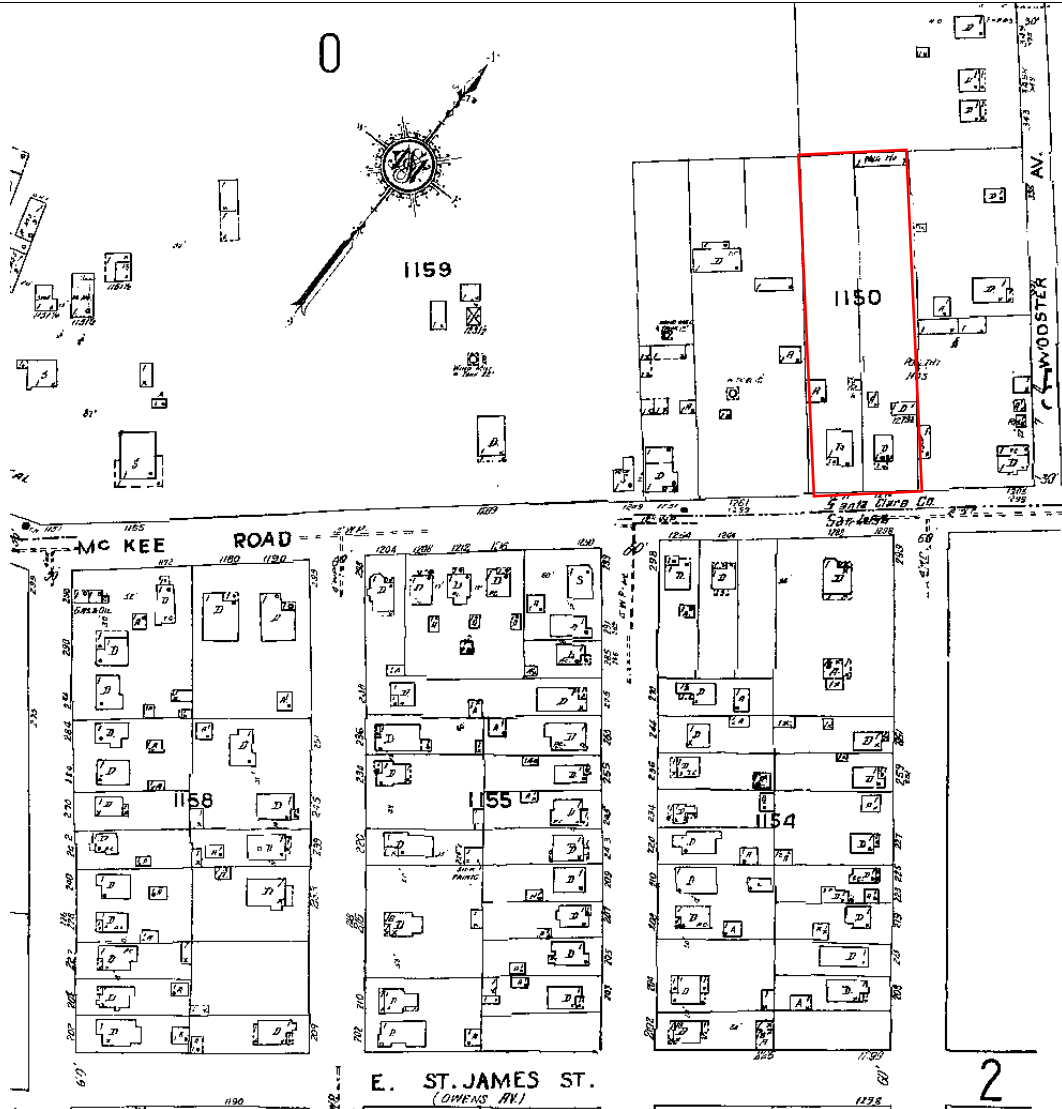
1932 Sanborn Map, Volume 1, Sheet 1, edited by author; subject properties outlined in red (San Jose Public Library).



1939 Sanborn Map, Volume 1, Sheet 1, edited by author; subject properties outlined in red (San Jose Public Library).



1939 aerial photograph, edited by author; subject properties outlined in red (UCSF Library, FrameFinder; Flight C\_5900, Frame 23).



1950 San Jose Sanborn Map, Volume 1, Sheet 1, edited by author;  
subject properties outlined in red (San Francisco Public Library).



1961 aerial photograph, edited by author; subject properties outlined in red (UCSF Library, FrameFinder; Flight CAS\_65\_130, Frame 12-201).

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