

TREANORHL

3315 SIERRA ROAD, SAN JOSE, CA
HISTORIC RESOURCE EVALUATION

FINAL

JULY 11, 2023



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1. INTRODUCTION

Robson Homes requested TreanorHL evaluate the property at 3315 Sierra Road (APN 595-10-067). The roughly L-shaped parcel features a single-family house, a large warehouse complex, and multiple accessory structures. The following report provides an evaluation of the existing property's potential eligibility to be individually listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and as a local landmark.

2. SUMMARY OF FINDINGS

An evaluation of the property at 3315 Sierra Road in reference to the NRHP and CRHR criteria indicates that the subject property does not appear to possess sufficient historical significance for listing. 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 local criteria.

3. METHODOLOGY

TreanorHL conducted a site visit on August 24, 2022 to evaluate the existing conditions, historic features, and architectural significance of the subject property. To evaluate the historic significance of the property, in-person research was conducted at the San Jose Public Library California Room. Online research was completed including consultation of San Jose City Directories, historical aerials and photographs, newspaper articles, Santa Clara County Assessor's Office data, City of San Jose Permit Center, and various online repositories.

4. PROPERTY DESCRIPTION

The parcel is in the Berryessa neighborhood of San Jose, at the northeast corner of Sierra Road to the south and Piedmont Road to the west. Sierra Road curves around to the east and Ivalynn Circle is to the north. The site currently features three one-story industrial buildings, a one-and-a-half-story residential building, and five utilitarian structures. The surrounding area consists of commercial buildings at the intersection of Piedmont and Sierra roads, single- and multi-family residential buildings, and Piedmont High School to the northwest.



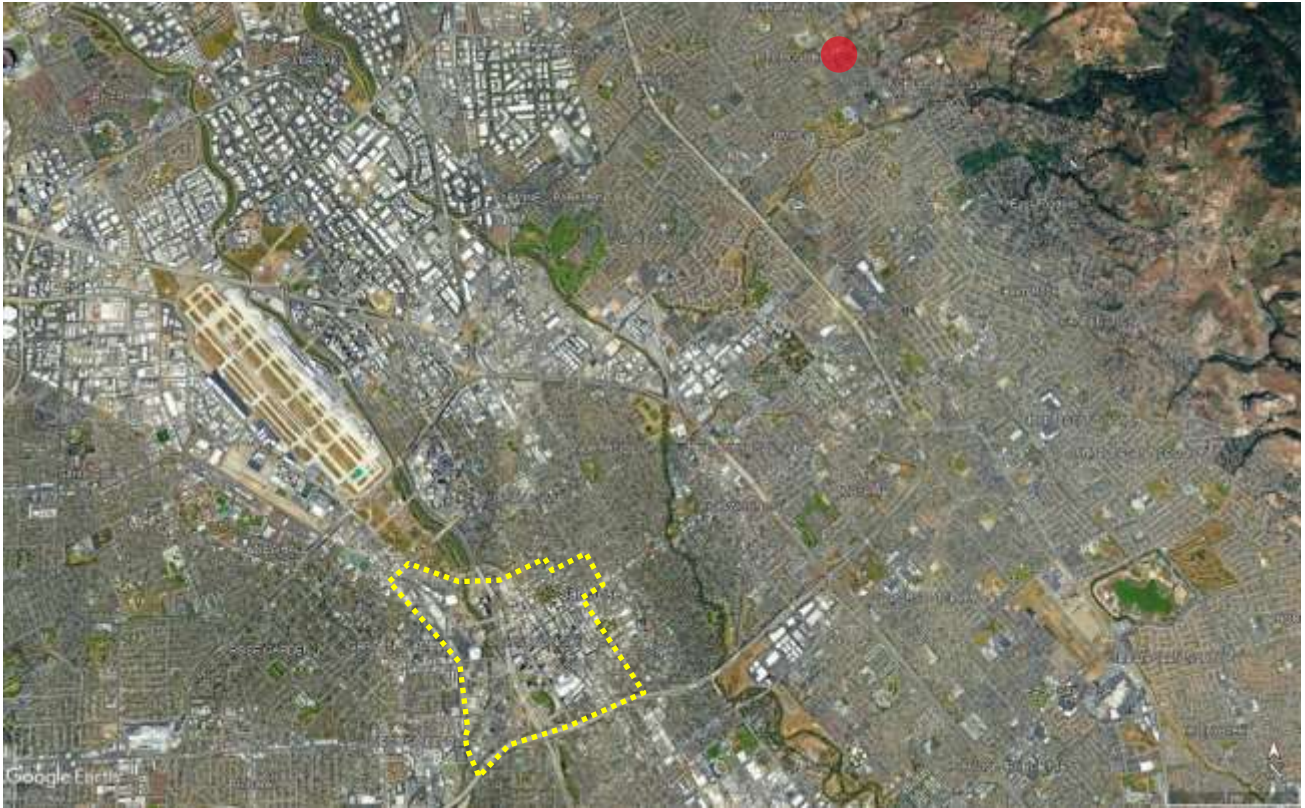


Figure 1. Map of San Jose, 3315 Sierra Road identified with a red circle, and the approximate boundaries of downtown San Jose outlined in dashed yellow (Google Earth, March 2022).



Figure 2. The subject parcel, outlined in dashed red (Google Earth, imagery date September 2021).



Figure 3. The subject property buildings numbered in blue and white (Google Earth, imagery date September 2021).

Building 1

Constructed 1981, the metal-clad double-height one-story industrial building is rectangular in plan and rests on a cinder block and concrete base.¹ A low-pitched corrugated metal-clad gable roof caps the building. The west façade has a rolling metal door and is otherwise plain. On the north façade, three raised metal doors are accessed by concrete stairs with simple metal railings; two doors on the west end and one on the east. The east façade was partially obscured by trucks at the time of the site visit but features a loading dock under a flat metal roof. Building 2 abuts the south façade.



Figure 4. West elevation of Building 1 (August 2022).

¹ Santa Clara County Assessor's Office, Commercial-Industrial Property Appraisal Record, APN 595-10-015, references Permit no. 34292; 1980 and 1982 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.



Figures 5 and 6. Details of Building 1's north elevation (August 2022).



Figure 7. East elevation of Building 1 (August 2022).



Figure 8. From left to right: west elevations of Buildings 1, 2, and 3 (August 2022).

Building 2

Constructed c. 1975, this one-story wood-frame industrial building is rectangular in plan and spans the length of Building 1.² Clad in wood, the building has a sloping concrete foundation. A corrugated metal-clad low-pitched gable roof caps the structure, with a stepped parapet on the west façade. Vertical and horizontal wood bands run across the west façade. Two sets of aluminum-sash sliding windows, a single wood door with simple wood surrounds, and seven louvered vents punctuate this façade. The east façade has two rolling doors and a loading dock. The east end of the south elevation opens to a flat roof supported by wood posts. On the west end, a loading dock is accessed through a sloping concrete driveway leading from Sierra Road. Elements under the flat roof were not visible. The west end of the south elevation abuts the north façade of Building 3.



Figure 9. West elevation of Building 2 (August 2022).



Figure 10. East elevation of Building 2 (August 2022).

² 1968 and 1980 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.



Figure 11. The loading dock, view from Sierra Road (August 2022).

Building 3

This commercial and industrial one-story wood-frame building constructed c. 1965 is rectangular in plan and has a corrugated metal-clad low-pitched gable roof.³ The west façade features the storefront and a drive through service window. Aluminum-sash sliding windows flank the aluminum glazed door with a side lite. Attached to the façade is a flat wood roof with simple wood posts. Under the flat roof, the curb is raised to distinguish the area from the parking lot. Simple wood trim is used on the west and south facades. The free-standing Olivera Egg Ranch sign sits next to the drive through and is approximately 2.5 stories tall.

A moderate eave overhang is visible on the south façade. A series of single wood doors with simple wood trim and aluminum-sash sliding windows with metal awnings punctuate south façade. The east façade is mostly obscured, but a narrow concrete walkway with a metal railing is visible. The east façade opens to a wide asphalt driveway leading to Building 2's loading dock. The driveway slopes in from Sierra Road and is largely occupied by four metal containers.



Figure 12. West elevation of Building 3 (August 2022).

³ 1960 and 1968 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.



Figure 13. South elevation of Building 3 (August 2022).



Figure 14. East elevation of Building 3 (August 2022).

Building 4

The wood-frame two-story vernacular single-family house is rectangular in plan with an adjacent garage. The house was constructed c. 1935. Clad in wood siding, the building is capped by an asphalt shingle front gable roof with a moderate eave overhang. All windows are aluminum-sash with simple wood surrounds.

The front (south) façade faces Sierra Road and has an asphalt-shingle gabled portico sheltering a single wood door behind an aluminum screen. The entrance is flanked by a sliding and a one-over-one window. The upper story is punctuated by a wide one-over-one window. A concrete walkway leads from the main entrance to the driveway on the east.

The west façade has a brick chimney and three one-over-one windows.

On the east façade, a flat roof sits beneath the main roof covering the side entrance and the adjacent two-car garage. A single wood door with divided lites is tucked into the east end. A wood ramp with a wood railing runs parallel to the driveway and sits between the façade and the garage door. Each floor has one one-over-one window. The rest of the façade is obscured by overgrown shrubbery.

The garage extends past the house on the north façade. A wide one-over-one window is on the upper floor, and below is a one-story extension with both a flat and gable roof. The west façade of the extension features a casement window while the south façade has a one-over-one window and a sliding window. The east façade of the extension is not visible.

A wood-frame rectangular shed sits to the north of the building. The structure is open on its south façade and has a corrugated metal shed roof.



Figure 15. South façade of Building 4 (August 2022).



Figures 16 and 17. West elevation of Building 4 (August 2022).



Figure 18. East façade of the garage and Building 4 (August 2022).



Figure 19. The garage of Building 4 (August 2022).



Figures 20 and 21. North elevation of Building 4 on the right and the shed on the left (August 2022).

Building 5

Constructed c. 1960, the one-story wood-frame accessory structure is rectangular in plan and clad in clapboard.⁴ The building is capped with a gabled roof; the cladding is not visible as the roof is sheathed in a waterproofing material. An asphalt-shingle shed roof supported with brackets projects from the south façade. Sheltered beneath are a single wood door and a glass louvered window, both with simple wood surrounds. A single wood door punctuates the west façade. The east façade has two boarded up openings. The north façade connects to the south façade of Building 6.



Figure 22. South façade of Building 5 (August 2022).

⁴ 1956 and 1965 aerial photographs from University of California, Santa Barbara Geospatial Collection.



Figures 23 and 24. West façade of Building 5 on the left and east façade on the right (August 2022).

Building 6

The one-story wood-frame clapboard-clad accessory structure was built c. 1960, is rectangular in plan, and has a corrugated-metal gable roof.⁵ The west façade features a set of horizontal wood sliding doors and a single wood door. The east façade has a boarded-up opening. The north façade abuts the south façade of Building 7.



Figure 25. West façade of Building 6 (August 2022).



Figure 26. East façade of Building 6 (August 2022).

⁵ 1956 and 1965 aerial photographs from University of California, Santa Barbara Geospatial Collection.

Building 7

Constructed c. 1960, the double-height one-story wood-frame clapboard-clad accessory structure is rectangular in plan and has a corrugated-metal gable roof.⁶ The building has a moderate eave overhang. A single wood door is on the west façade. The view of the north façade was partially obstructed by a truck, but a multi-pane wood sash window was visible. A full-height wood rolling door is on the east façade.



Figure 27. West and south façades of Building 7 (August 2022).



Figure 28. North and east façades of Building 7 (August 2022).

Building 8

Originally constructed c. 1960 as a large warehouse, Building 8 appears to be altered c. 1985 to have a shorter footprint.⁷ This wood-frame building is rectangular in plan, clad in plywood, and has a low-pitched corrugated-metal gable roof. The south façade has a louvered metal vent at the gable end. A wide swing door is on the west façade. The north and east facades are fenced off and inaccessible.

⁶ 1968 and 1980 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.

⁷ 1956, 1965, 1982, and 1987 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.



Figure 29. South façade of Building 8 (August 2022).



Figure 30. West façade of Building 8 (August 2022).

Building 9

Similar to Building 8, Building 9 is an altered version of a structure that was built c. 1955 and shortened c. 1985.⁸ Rectangular in plan, the one-story wood-frame plywood-clad building is capped by a corrugated-metal gable roof. The south façade has an opening for a fan, windows, and two solid wood doors. The west façade is blind. The north and east façade are fenced off and inaccessible.



Figure 31. South and west façades of Building 9 (August 2022).

⁸ 1956, 1965, 1982, and 1987 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.

5. ARCHITECTURAL STYLES

The subject parcel features multiple buildings and structures that were built and altered over time from the 1930s through the 1980s. They appear to be mostly utilitarian or vernacular in character without well-defined architectural styles. Buildings 1, 5, 6, 7, 8, and 9 are utilitarian structures. Building 2 also appears to be utilitarian with some characteristics of vernacular architecture including its wood cladding and shaped parapet. Building 3 is a commercial building without a definite style. Building 4 is a modest vernacular house.

6. SITE HISTORY

The subject property is located in North San Jose, in the Berryessa district. In the mid- to late 19th century, Berryessa was primarily agricultural and known for its fruit orchards growing apricots, prunes, cherries, apples, and pears. In 1886, J. H. Flickinger, a forty-niner and stock raiser, purchased 250 acres of land in the district and started the Flickinger Fruit Cannery, the largest of several fruit packing companies based in Berryessa.⁹ Located approximately two miles southwest of the subject site, the Cannery was in business from 1886 till 1916.¹⁰

In the Santa Clara Valley, the trend of converting agricultural land to industrial or residential use began in the first half of the 20th century. The Berryessa district did not see a major change till the 1960s.¹¹ The Greenbelt Act, an experimental two-year policy, was implemented in 1955 to curb the urbanization in the rapidly-growing city of San Jose.¹² Santa Clara County zoned approximately 16,000 acres of land in various parts of the county for agricultural use—the majority of which was continued use of farmland.¹³ However, those in favor of agricultural preservation largely lost out in favor of urban expansion. Berryessa remained primarily orchard land through the 1950s, then residential development in the area began.

Clusters of single-family houses were built c. 1960 to the south and west of the subject parcel, and by 1987, nearly the entire neighborhood was filled with residential buildings. Construction of roads to meet the needs of the growing population also began at this time. Piedmont Road was extended further north past Hotstetter Road and widened in the late 1960s. Running parallel to Sierra Road, Hotstetter Road was extended further west to intersect Morrill Road c. 1977. Piedmont Hills High School was built between 1965 and 1968.

The Official Map of Santa Clara County from 1889 shows the subject site on land owned by J.M. Ogan and H.E. Ogan. By 1914, the land owned by J.M. and H.E. Ogan was identified as the "Lucy A. Ogan Tract."¹⁴ John Martin Ogan (1812-1893) was married to Lucy A. Ogan née Harris (1810-1877). John was born in Missouri, while Lucy was born in Kentucky. After their marriage, they moved to Santa Clara County in 1853.¹⁵ The 1860 U.S. Federal Census lists John Martin Ogan as a farmer in San Jose, California. According to the probate records filed

⁹ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 301.

¹⁰ Clyde Arbuckle, *Clyde Arbuckle's History of San Jose*, (San Jose: Smith & McKay Printing Co., 1986), 116.

¹¹ Clyde Arbuckle, *Clyde Arbuckle's History of San Jose*, (San Jose: Smith & McKay Printing Co., 1986), 114; aerial maps.

¹² "Agricultural 'Greenbelt' is City-Country Problem," *Petaluma Argus-Courier*, March 1, 1957; Rebecca Conrad, "Green Gold: 1950s Greenbelt Planning in Santa Clara County, California," *Environmental Review*, Vol. 9. No. (Spring, 1985) pp. 5-18.

¹³ "Agricultural 'Greenbelt' is City-Country Problem," *Petaluma Argus-Courier*, March 1, 1957.

¹⁴ Herrman Bros. and Britton & Rey. *Official Map of the County of Santa Clara, California: Compiled from U.S. Surveys, county records, and private surveys and the tax-list of 1889, by order of the Hon. Board of Supervisors*. San Jose, 1890.

<http://hdl.loc.gov/loc.gmd/g4363s.la000039>; J. G. McMillan. *Map of Santa Clara County, California: Compiled from Official Surveys, Records and the Tax-List of 1914, San Jose, 1915*.

¹⁵ Ancestry.com.

in 1894, the Lucy A. Ogan tract was subdivided after her death amongst her children or sold off.¹⁶ Harriette E. Ogan was wife of Thomas Ogan, the oldest child of J. M. and Lucy Ogan. Harriette became Mrs. Chipman when she remarried sometime after Thomas passed in 1886.¹⁷ The subdivided section of her land is recorded on the area east of the Lucy A. Ogan tract on the 1914 map.

The approximate location of 3315 Sierra Road falls on the section labeled "Mrs. Smith" on the 1914 map of Santa Clara County, as the section of land belonged to Sierra Nevada Ogan (1853-1938), the youngest child of John M. and Lucy, who had become Sierra Nevada Smith through her marriage to Christopher Columbus Smith.¹⁸ The Ogans appear in *The History of Santa Clara County* by Eugene T. Sawyer, who describes them as a farming family, and their plot of land as the "old Ogan Ranch at Berryessa."¹⁹ At the time this source was published in 1922, the Ogan Ranch on Sierra and Piedmont Roads was occupied by Sierra and her family.²⁰ Over the years, various relatives of Sierra moved in and out of the ranch, including her son, Orlando Smith; her daughter Mamie Anderson and her husband W. W. Anderson; and her daughter Maude Nevada Gifford and her husband Arnold Gifford. After Christopher Columbus Smith's death in 1910, Orlando took responsibility for the ranch, but later relinquished his farming duties in favor of automobile repair, for which he became well-known in Santa Clara County.²¹ After Orlando left the ranch, Arnold assumed responsibility for operating it for a number of years.²² City directories show that the family stayed on the property until at least 1939.²³ Ownership of the land is unclear between 1939 and c. 1959 when it was acquired by Edward and Olive Olivera. Aerial photographs show the subject parcel consisted of mostly orchards but had one house that was built c. 1935. Several buildings were constructed adjacent to the house in the 1950s and 1960s.

The area has been a site for chicken or egg farming since at least c. 1959.²⁴ Records show Edward and Olive Olivera, owners of the Olivera Egg Ranch, acquired buildings on the property as early as 1959. Listed on the records were an addition for a poultry house in 1959 and a hen house in 1962 (possibly Building 8); all of which were fully or partially demolished in the 1980s.²⁵ According to the aerial photographs, it appears that Buildings 8 and 9 were altered to be smaller when the residential development to the north was constructed. The Oliveras later acquired the remaining buildings on the parcel by 1975 and continued the use of the buildings for the Olivera Egg Ranch.

The use of land on the subject site follows the trends in poultry farming in Santa Clara County in the late 19th and early 20th centuries. While the primary use for land in Berryessa was fruit growing, farmers occasionally raised poultry on the same plot. The practice of combining fruit production and poultry farms was more common outside of San Jose, particularly in Palo Alto.²⁶ Aerial photographs show the presence of orchards, and property

¹⁶ Superior Court (Santa Clara County). *Will Books and Probate Records, Ca. 1850-1912, With Index, File No 74 8566-74 8569; Probate Records, File No 74 8590-74 8592*. California, 1850-1912; U.S. Census. *U.S., Selected Federal Census Non-Population Schedules, San Jose, Santa Clara, California, 1880*.

¹⁷ Santa Clara County Death Records via ancestry.com.

¹⁸ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

¹⁹ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

²⁰ San Jose City Directories via ancestry.com; Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

²¹ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

²² Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

²³ San Jose City Directories via ancestry.com.

²⁴ Santa Clara County, Schedule of Leasehold Improvements, Audit No. 01300, March 18, 1981.

²⁵ Ibid.

²⁶ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 286.

records confirm apricot trees were on the parcel. The trees were kept alongside the poultry houses for over twenty years until 1975-1980.²⁷

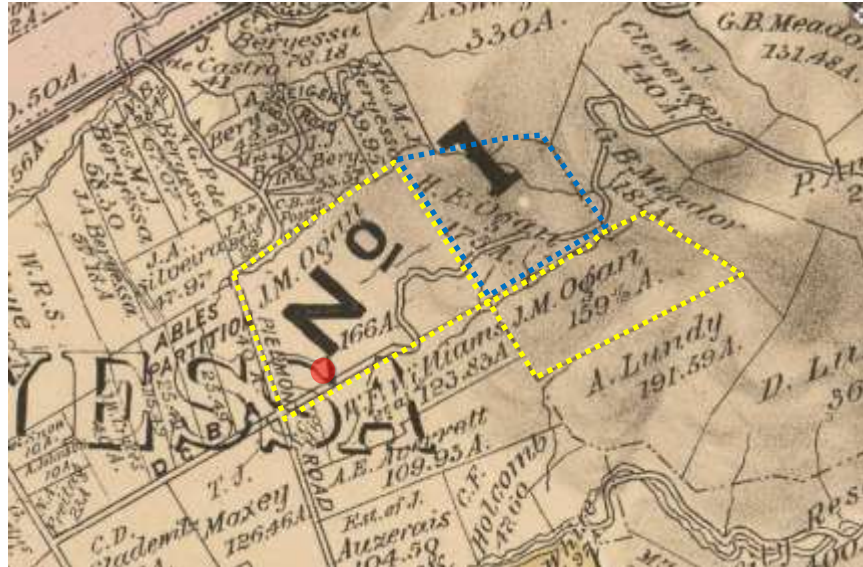


Figure 32. Map of Santa Clara County, 1889, approximate boundaries of J. M. Ogan’s tract identified in yellow, H. E. Ogan’s land outlined in blue, and the approximate location of 3315 Sierra Road identified with a red circle (Library of Congress).²⁸

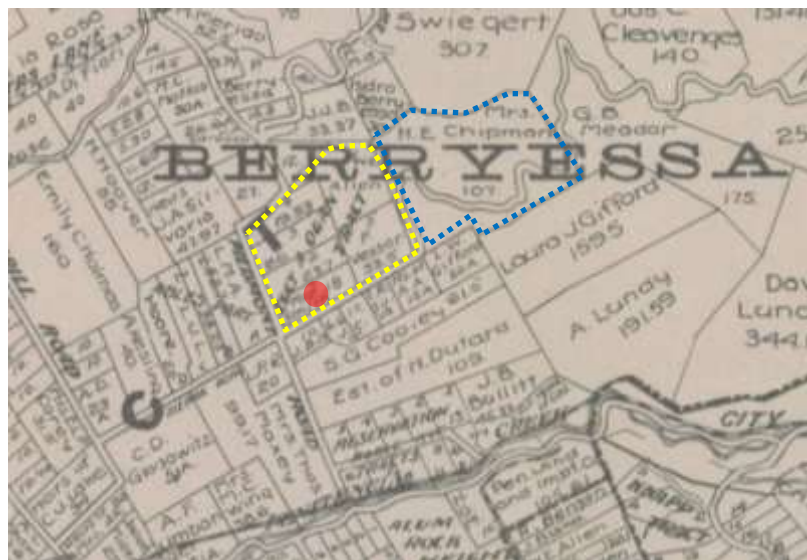


Figure 33. Map of Santa Clara County, 1914, approximate boundary lines of Lucy A. Ogan’s tract identified in yellow, H. E. Chipman’s (formerly Ogan) land outlined in blue, and the approximate location of 3315 Sierra Road identified with a red circle (Stanford, Searchworks).²⁹

²⁷ San Jose Planning Commission Aerial Photographs, *Aerial photograph showing intersection of Piedmont Road, Pinnacle Drive, and Sierra Road*, Accession Number 2013-32, History San Jose.

²⁸ Herrmann Bros, and Britton & Rey. *Official map of the County of Santa Clara, California: compiled from U.S. surveys, county records, and private surveys and the tax-list of*, by order of the Hon. Board of Supervisors. San Jose, Calif.: Herrmann Bros, 1890. Map. <https://www.loc.gov/item/2012592102/>.

²⁹ McMillan, J. G. 1915. *Map of Santa Clara County, California: compiled from official surveys, records and the tax-list of 1914*. [Place of publication not identified]: [publisher not identified].

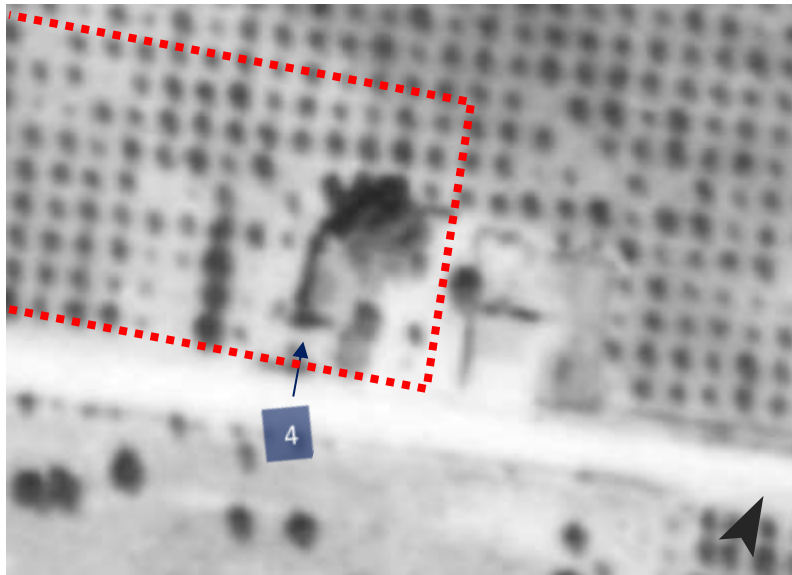


Figure 34. Aerial photograph, January 1, 1939; the approximate location of the subject parcel outlined in dashed red (UCSB Geospatial Collection).



Figure 35. Aerial photograph, June 5, 1940; the approximate location of the subject parcel outlined in dashed red (UCSB Geospatial Collection).

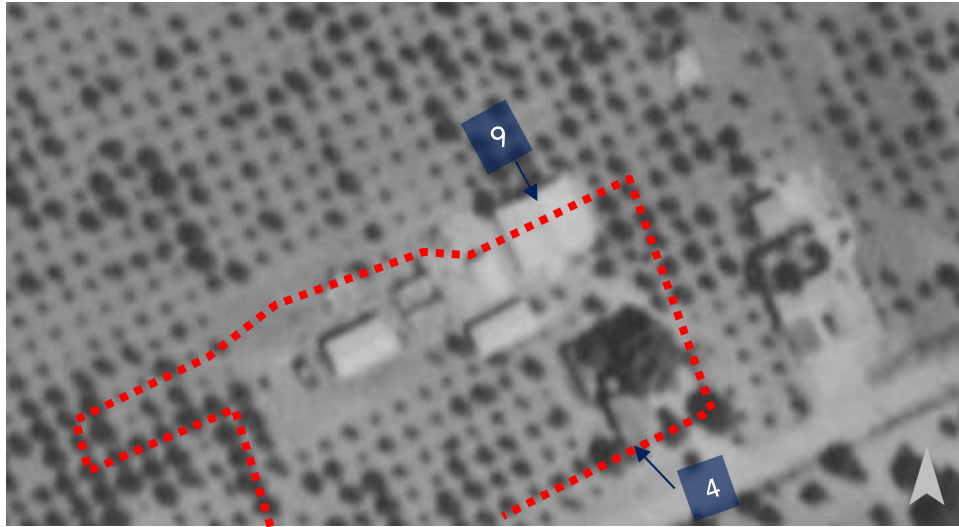


Figure 36. Aerial photograph, January 1, 1956; the approximate location of the subject parcel outlined in dashed red (UCSB Geospatial Collection).

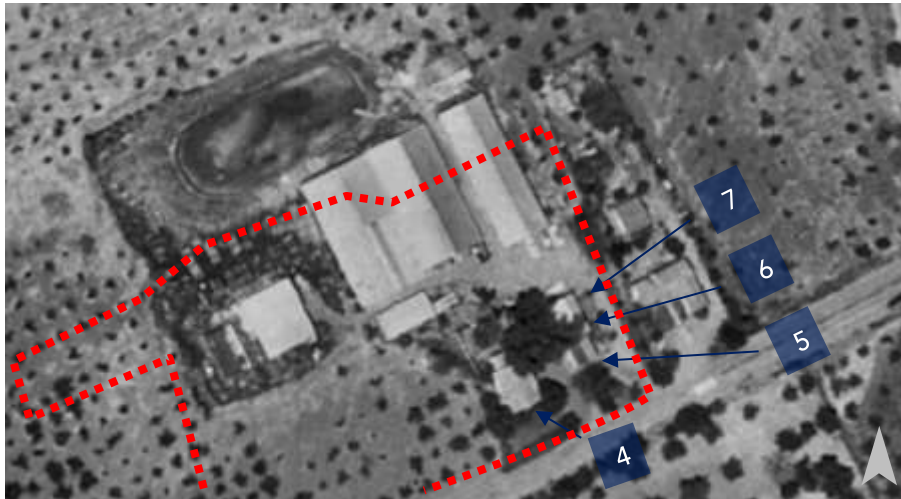


Figure 37. Aerial photograph, May 1, 1965 closeup; the approximate location of the subject parcel outlined in dashed red (UCSB Geospatial Collection).



Figure 38. Aerial photograph, May 2, 1968; the approximate location of the subject parcel outlined in dashed red (UCSB Geospatial Collection).

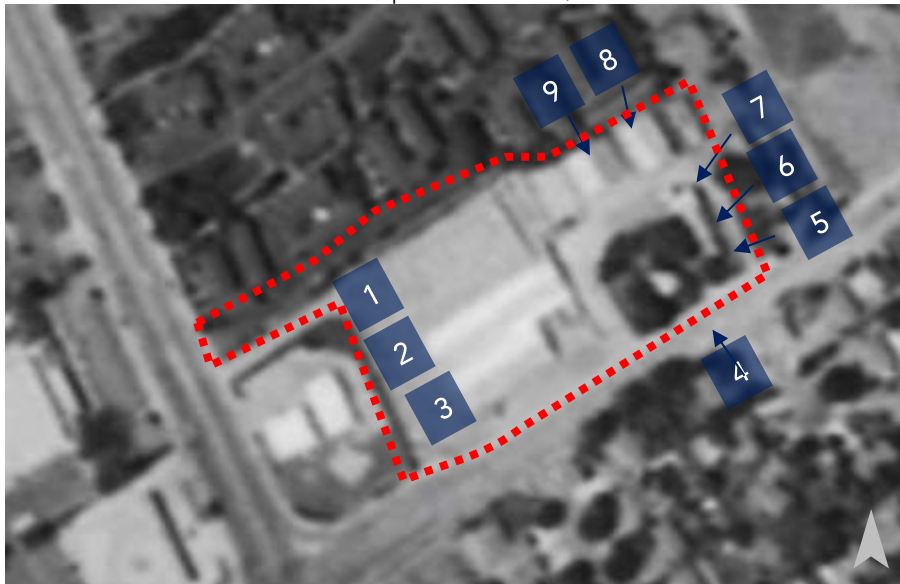


Figure 39. Aerial photograph, June 12, 1993; the approximate location of the subject parcel outlined in dashed red (UCSB Geospatial Collection).



Figure 40. Aerial photograph of Piedmont Road, Pinnacle Drive, and Sierra Road from 1975-1980. The subject parcel outlined in dashed yellow (History San Jose, San Jose Planning Commission Aerial Photographs). Building 1 had been constructed and Buildings 8 and 9 were altered at a later date.



Figure 41. Aerial photograph, June 22, 1987 showing the residential expansion of Berryessa, the approximate location of the subject property marked with a red circle.

Construction Chronology

- c. 1935 The one-and-a-half story single-family house (Building 4) was constructed. The 1939 aerial photograph shows the house was surrounded by orchards.³⁰
- c. 1955 According to the aerial photographs, Building 9 was constructed c. 1955 and extended by 1965.
- 1960 The Santa Clara County's Assessors records indicate that the house (Building 4) received an addition.³¹
- c. 1960 Buildings 5, 6, and 7 first appear on the 1965 aerial photograph, with an estimated construction date of 1960.³² On the appraisal record plat drawing received from the Santa Clara County Assessor's Office, Building 5 is labeled as a garage, and Buildings 6 and 7 were connected and labeled as "shop and storage."³³

³⁰ University of California, Santa Barbara Geospatial Collection; Historic Aerials by NETR Online.

³¹ Santa Clara County Assessor's Office, Improvement Appraisal Record, No. 24291.

³² Santa Clara County Assessor's Office, Improvement Appraisal Record, No. 24291. The plat drawing on this record estimates the date as 1961-1962.

³³ Santa Clara County Assessor's Office, Improvement Appraisal Record, No. 24291.

To the north of Building 4, a series of one-story structures with large footprints, including Building 8, were built between 1956 and 1965. The Santa Clara Assessor's Office records listed these as poultry houses, hen houses, or egg processing plants.³⁴

- c. 1965 Building 3 was built between 1960 and 1968 according to the aerial photographs.³⁵ The Santa Clara Assessor's Office records show an egg processing plant built in 1967.³⁶
- c. 1975 According to the aerial photographs, Building 2 was constructed between 1968 and 1981.³⁷
- 1981 Building 1 was the last structure on the site to be constructed and was built as an egg processing unit addition to Building 2 in 1981.³⁸
- 1982 The warehouses constructed in the 1960s were demolished or altered. Two of the structures were altered in size c. 1985, to be smaller, Buildings 8 and 9.³⁹

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 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)⁴⁰

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.⁴¹

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.

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)⁴²

³⁴ Santa Clara County Assessor's Office, Schedule of Leasehold Improvements, Audit No. 01300, March 18, 1981.

³⁵ University of California, Santa Barbara Geospatial Collection; Historic Aerials by NETR Online.

³⁶ Santa Clara County Assessor's Office, Schedule of Leasehold Improvements, Audit No. 01300, March 18, 1981.

³⁷ University of California, Santa Barbara Geospatial Collection; Historic Aerials by NETR Online.

³⁸ Santa Clara County Assessor's Office, Commercial-Industrial Property Appraisal Record, APN 595-10-015, references Permit no. 34292.

³⁹ Santa Clara County Assessor's Office, Improvement Appraisal Record, No. 24291.

⁴⁰ Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

⁴¹ Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

⁴² Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.

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 post 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.⁴³

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.⁴⁴ 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.⁴⁵

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.⁴⁶

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

⁴³ Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

⁴⁴ Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.

⁴⁵ Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

⁴⁶ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.

electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.⁴⁷

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 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.⁴⁸ The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.⁴⁹ 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.⁵⁰

Egg Farms in Santa Clara County

In the 1870s, the majority of arable land in Santa Clara County was used for wheat and barley. When the yield of these crops was poor during the 1879 and 1880 years, farmers modified the land use, expanding dairy production with more cows for milk and poultry for eggs. With the increase in crop yields by the 1880s, orchards once again dominated the agricultural system. Although, over the years, egg production became less favored, it was not completely eliminated.⁵¹ While fruits and vegetables continued to be the primary industries in the Santa Clara Valley, orchards were frequently combined with poultry raising. In 1922, over 17,000 chickens, turkeys, geese, and ducks are accounted for in the county.⁵² Poultry and egg farms primarily existed in Palo Alto, Gilroy, Sunnyvale, and San Jose.

The divide between agricultural land use and poultry land use is highlighted in the Farm Loan Act strikes that occurred in 1933. Federal land bank loans were primarily based on the agricultural value of land, putting poultry farmers at a disadvantage. Many poultry farms in Santa Clara County, specifically Palo Alto, existed on land that had urban value, and were only getting a fraction of the price of value of improvements and land appraisal. The loan restrictions affected farmers seeking to refinance, ultimately threatening confiscation of their poultry farms.⁵³ A Farm Loan Act revision to extend to poultry farms was promised in December 1933.

Charles Weeks was a pioneer in poultry farming. Born in Indiana, he moved to Los Gatos in 1904 with plans to develop land to raise poultry. Due to the difficulties in supplying water to the area, he moved to Palo Alto in 1909 where he purchased five acres on which he created new methods of raising chickens. Weeks is credited with establishing the coop-raising method, concentrating chickens into indoor coops, when previously they were raised on large spaces of land or in chicken runs. During the years he spent in California, he kept 15,000 hens on

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

⁴⁸ PAST Consultants, *San Jose Modernism, 26-27*; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

⁴⁹ PAST Consultants, *San Jose Modernism, 26-27*.

⁵⁰ Winter & Company, *Your Old House*, 15.

⁵¹ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, (December 2004, Revised February 2012), 40.

⁵² Eugene Sawyer, *History of Santa Clara County*, (Los Angeles: Historic Record Company, 1922), 142, 286.

⁵³ "Strike Threat Made Here by Poultrymen. Inequality Charged in Federal Land Bank Loan Term." *The Peninsula Times Tribune*. November 7, 1933.

land and built incubators that produced 25,000 chicks a year.⁵⁴ Weeks was influenced by the socialist utopian William E. Smythe, implementing these ideas into his poultry farm techniques. Smythe believed in independent communal farm communities with shared resources. In the 1920s, Weeks founded Runnymede, in what is now East Palo Alto, which encompassed over 500 families each with their own acre of land. The colony prompted the creation of new local institutions regarding poultry raising, such as the Poultrymen's Association, where eggs were sold. The communal farm became so popular that the Los Angeles Chamber of Commerce invited Weeks to create a colony in the San Fernando Valley. The Great Depression affected both colonies, and by 1932 the majority of the farms went bankrupt.⁵⁵

According to Sanborn maps, poultry and hen houses, and chicken coops were commonly constructed on properties in Santa Clara County in the late 19th and early-mid 20th centuries. While these appear to be small backyard operations on the map, larger suburban poultry farms existed.⁵⁶ One such farm was Pebble Side Poultry Farm, owned by E.A. Lodge and located in Sunnyvale. The farm began c. 1916 and was primarily a hatchery with some egg raising.⁵⁷

In 1947, the State Department of Agriculture released data of egg production by county. The data states that Santa Clara County accounted for over 2% of the state's egg production at an estimated number of approximately 3 billion eggs that year.⁵⁸ While no names are given for the egg farmers or farms, poultry raising and egg farming appear to have been a commonplace profession in the early 20th century. Several organizations existed in the early half of the 20th century to support poultry farmers, including the California Poultry Improvement Association, the California Poultry Producers, the Hayward Poultry Producers, and the Poultry Producers of Central California.⁵⁹

The Olivera Egg Farm was not the first egg ranch in San Jose or Santa Clara County, however it appears to be one of the longest running egg businesses in San Jose. When established, it existed along with many other egg ranches in the county in the mid-20th century. An example is the Silva Egg Ranch, which was located on North White Road and Penitencia Creek in San Jose. Founded by Eva Silva, the company began in the 1950s and supported 20,000 chickens at the location. Most of their eggs were sold to Nulaid, with the rest sold directly to local customers. The company closed c. 1980.⁶⁰

Olivera Egg Ranch

The Olivera Egg Ranch was started with about 500 chickens c. 1952 by Edward (Ed) and Olive Olivera in San Jose. Prior to starting the business, Ed Olivera was a rate clerk for a transportation company in San Jose and Olive was a housewife; they were born in California and lived in San Jose.⁶¹ The business name of "Olivera Egg Ranch" appears as early as 1969 for the address 835 Sierra Road in the San Jose City Directories.⁶² Ed and Olive Olivera, however, were listed under the address of 835 Sierra Road since 1956. No business was listed at the

⁵⁴ Online Archive of California. Weeks (Charles) Collection, "Background, Finding Aid," Accessed May 17, 2023, <https://oac.cdlib.org/findaid/ark:/13030/c8hq4144/>.

⁵⁵ Los Angeles City Planning, *Weeks Poultry Colony, Winnetka*, Accessed May 17, 2023, <https://planning.lacity.org/blog/weeks-poultry-colony-winneta#:~:text=The%20Weeks%20Poultry%20Colony%20was,Palo%20Alto%20farm%20in%201916.>

⁵⁶ Sanborn Maps, 1891 and 1915.

⁵⁷ Eugene Sawyer, *History of Santa Clara County*, (Los Angeles: Historic Record Company, 1922), 294-295.

⁵⁸ "County produces two per cent of eggs in state." *Daily Palo Alto Times*. October 24, 1947.

⁵⁹ "Poultrymen Will Discuss Problems, Chinese Egg Situation and U.S. Legislation on Program." *The Peninsula Times Tribune*. February 15, 1938; "Farm Marketing Group Discusses 'Heretical' Laws." *Daily Palo Alto Times*. July 20, 1933.

⁶⁰ Lundstrom, Mack. "Eva Silva, Alum Rock 'Egg Lady' She and Husband Ran Ranch on White Road." *Mercury News*. September 14, 1994.

⁶¹ Ancestry.com; Scott Kirkpatrick, "Olivera Egg Farms. A clockwork egg ranch debuts in Los Banos," *Merced Sun Star* (Merced, CA), December 22, 1979.

⁶² Ancestry.com.

address.⁶³ While the address of 3315 Sierra Road first recorded in the 1975 San Jose City Directory, the business of the "Olivera Egg Ranch" was listed at the location of "Sierra Road & Piedmont Road" since 1972. The business appears to have been a retail and delivery service when it was established. The 1972 City Directory lists "store door delivery" under the business name.⁶⁴

The Olivera Egg Ranch began to expand outside of San Jose in the 1960s, with multiple locations around California. The Oliveras owned several ranches, but had contracts with various others, likely occupying space through leases. As the ranches were spread out in California, the Oliveras moved from the various sites via small planes.⁶⁵

The Egg Ranch profited primarily through egg sales to restaurants in the Bay Area, which accounted for 70% of the business. They delivered to their clients and the 3315 Sierra Road location is one of the distribution centers. Like at the location of 3315, many of their ranches had storefronts where eggs were sold over the counter to customers directly. News articles describe the storefronts as "nondescript," and the 3315 Sierra Road location follows this trend. By the 1970s, the company offered a variety of sizes of eggs, from small 17-ounce eggs to jumbo 30-ounce eggs.⁶⁶

Since the business began, the Oliveras purchased their chicks from breeders, as opposed to raising their own. In 1972, Ed and Olive's son Antone Olivera started a separate pullet business.⁶⁷ By 1979, the Oliveras were separately selling eggs and pullets in 16 ranches in California. The family had plans for a joint business venture called the "Olivera Farm," but plans for the project ended in 1980 when Antone passed away in a plane crash in Los Banos.⁶⁸

Around 1980 the business established services at 17252 S. Ward Road in Los Banos. With the opening of the Los Banos ranch, the business accounted for 400,000 chickens, 180,000 of which were kept in two chicken houses at this location. At the time, the facilities were state-of-the-art and highly mechanized with only six employees needed each shift. The machines did the majority of the work, while the employees were needed to supervise the equipment, check the cages, clean, and package. The lay house, where the hens are kept, featured temperature control, a conveyor belt feeder for the hens, and a separate conveyor belt that brought the newly-laid eggs into a packing house. The packing house had a candling room to check for inconsistencies in the eggs and a packing area where the eggs were put in flats or cartons. The lay house is described as a long, enclosed metal building, 54 feet wide and 532 feet long. The Oliveras had plans to expand the Los Banos location, which was at the time of the major alterations of Buildings 8 and 9 at 3315 Sierra Road.⁶⁹ Buildings 8 and 9 fit the description of lay houses prior to the 1980s alterations.

⁶³ Ancestry.com.

⁶⁴ Ancestry.com.

⁶⁵ Scott Kirkpatrick, "Olivera Egg Farms. A clockwork egg ranch debuts in Los Banos," *Merced Sun Star* (Merced, CA), December 22, 1979.

⁶⁶ Francis Durham, "Independent egg ranch provides an education in a vital food business," *The West Side Index* (Newman, CA), April 26, 1984.

⁶⁷ Pullets are chickens under the age of 20 weeks.

⁶⁸ Scott Kirkpatrick, "Olivera Egg Farms. A clockwork egg ranch debuts in Los Banos," *Merced Sun Star* (Merced, CA), December 22, 1979; "Egg rancher is killed in area plane crash," *Merced Sun-Star* (Merced, CA), May 27, 1980.

⁶⁹ Scott Kirkpatrick, "Olivera Egg Farms. A clockwork egg ranch debuts in Los Banos," *Merced Sun Star* (Merced, CA), December 22, 1979; Pat McNally, "400,000 hens keep eggs rolling for Oliveras," *Merced Sun Star* (Merced, CA), April 12, 1986.

In the 1990s, the Oliveras purchased an existing egg farm started in the 1970s in French Camp, California. The farm expanded into a factory farm, housing between 600,000 and 700,000 chickens as of 2011. At 13 acres, this factory appears to be significantly larger than their previous farms.⁷⁰

Today, 3315 Sierra Road in San Jose is both a distribution center and retail front. Some chickens are kept in Buildings 8 and 9, but not at the scale of the ranches in Los Banos or French Camp.

8. ARCHITECT/BUILDER

Research did not reveal any architects or builders associated with the initial constructions of the buildings on the subject parcel.

9. OCCUPANCY HISTORY

The assessment record received from the Santa Clara County Assessor's Office for the Olivera Egg Ranch documents improvements starting from 1959. The 3315 Sierra Road address first appears in the San Jose Polk's City Directory in 1975, and the Olivera Egg Ranch was listed as the occupant. As the Olivera Egg Ranch is still at the property, it appears that the company has had an uninterrupted place at the address since the 1950s.

10. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of federal, 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."⁷¹ The National Register identifies four possible context types, of which at least one 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.⁷²

⁷⁰ "Proposed egg ranch faces battle in Lathrop," *The Record*, March 28, 2007; "Jury says Central Calif. Chicken egg farm is foul," Associated Press, May 25, 2011.

⁷¹ 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.

⁷² 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.

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."⁷³ 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."⁷⁴ 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.⁷⁵

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.⁷⁶

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 CRHR are very similar, with emphasis on local and state significance. They are:

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.⁷⁷

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

⁷³ National Park Service, *National Register Bulletin 15*, 3.

⁷⁴ *Ibid.*, 44.

⁷⁵ *Ibid.*, 44-45.

⁷⁶ *Ibid.*, 45.

⁷⁷ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.⁷⁸

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.⁷⁹

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.⁸⁰

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."⁸¹ 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."⁸² To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows the seven aspects of integrity identified above under the NRHP Criteria.⁸³

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)

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;

⁷⁸ *California Register and National Register: A Comparison.*

⁷⁹ *Ibid.*, 2.

⁸⁰ 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.

⁸¹ 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.

⁸² *How to Apply the National Register Criteria for Evaluation*, 44.

⁸³ *Ibid.*, 1.

- 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 Jose;
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 Jose; 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)

11. SIGNIFICANCE EVALUATION

Current Historic Status

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

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The subject property at 3315 Sierra Road in San Jose developed over time from the early to late-20th century, beginning c. 1935 with the construction of a single-family house (Building 4) in the fruit orchard and ending with a warehouse (Building 1), built c. 1981. In the early 20th century, the Berryessa neighborhood where the subject property is located was primarily agricultural and known for its fruit orchards. The subject parcel, including

Building 4, was within a large orchard in the first half of the 20th century. Building 4 was constructed when Berryessa was largely agricultural, preceding the clearing of orchards in favor of urban growth. The neighborhood started to urbanize in the 1960s with construction of suburban housing. Several of the buildings, including Buildings 3, 5, and 6, were constructed in the 1960s during the major wave of development in the district; however, the overall commercial and light industrial development of the property does not align with growth of the district which was primarily of residential suburban neighborhoods. Buildings 8 and 9 were constructed in the 1950s and heavily altered in the 1980s. Overall, research did not show the subject property to be associated with the development of the Berryessa neighborhood or the *Horticultural Era* in San Jose in an individually significant way.

Olivera Egg Ranch has occupied the subject property continuously for over 50 years. The 3315 Sierra Road site mainly acts as both a distribution center and retail front for the business. Established c. 1952 in San Jose, the Egg Ranch expanded with multiple locations in California and profited primarily through egg sales to the Bay Area restaurants. However, this business was not found to have been associated with the development of the poultry industry in the area or development of San Jose or the Bay Area in an individually significant way. Research did not show the subject property, including multiple structures on site, to be individually representative of any important patterns of commercial development within the Berryessa neighborhood, San Jose, or California.

Overall, the property 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 property. None of the owners or occupants, including the members of the Olivera family, have been identified as important to 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

The property was orchard land in the early 19th century and an egg ranch developed alongside in the 1950s. Aside from the single-family house (Building 4), the other structures were constructed as industrial or commercial buildings.

The subject property features multiple buildings and structures that were built and altered over time from the 1930s through the 1980s. They appear to be mostly utilitarian or vernacular in character without distinct architectural styles. Constructed c. 1935, the two-story wood-frame house at 3315 Sierra Road is a modest vernacular house and does not embody characteristics of an architectural style. Buildings 1, 5, 6, 7, 8, and 9 are utilitarian structures. Building 2 also appears to be utilitarian with some characteristics of vernacular architecture including its wood cladding and shaped parapet. Building 3 is a commercial building without a definite style. The buildings are of common construction and materials with no notable or special attributes, and none possess high artistic value. Overall, the property does not embody the distinctive characteristics of a type, period, or method of construction.

As a whole, the subject property does not appear to be eligible for the NRHR and CRHR under Criterion C/3.

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 property retains integrity of location since it has not been moved. Integrity of association and feeling are retained since most of the buildings on the property were constructed for industrial purposes and maintain that usage. The integrity of setting is drastically diminished by the construction of residential neighborhoods in the immediate area resulting in the loss of the surrounding orchards. The integrity of design, materials, and workmanship is compromised due to additions, alterations to the site and individual buildings over time, specifically for Buildings 4, 8, and 9.

San Jose City Landmark Evaluation

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

The parcel was developed over a period from the early to late-20th century. Although several of the buildings on the property were built during the mid-20th century residential development of the Berryessa district, they are not associated with the suburban development of the neighborhood. Olivera Egg Ranch has continuously occupied the property over 50 years; however, this business was not found to have been individually associated with the history of the poultry industry in the Bay Area or the commercial development of San Jose. The property does not appear to be an important part of San Jose's or the region's history. The property does not appear to be eligible as a City Landmark 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. None of the owners or occupants, including the members of the Olivera family, have been identified as contributors to the local, regional, state, or national culture or history. 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.*

The property is associated with the Olivera Egg Ranch, a business established in San Jose in the 1950s which has occupied the subject property over 50 years. Today, the 3315 Sierra Road site mainly acts as a distribution center and retail front for the Olivera Egg Ranch. The business was not found to have been associated with the development of the poultry industry in the area or any other important patterns of economic or social development of the Berryessa neighborhood or the City of San Jose. It does not exemplify the cultural, economic, social, or historic heritage of San Jose in an individually significant way. The property does not appear 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 buildings and structures on the subject property do 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.*

Buildings 1, 3, 5, 6, 7, 8, and 9 are utilitarian in character and do not embody features of an architectural type or style.

Buildings 2 is an industrial building with some influences of vernacular architecture in its shaped parapet and wood cladding, however, it does not exhibit distinguishing characteristics of an architectural type or style.

Constructed c. 1935, Building 4 is a modest vernacular building that fails to be a distinctive architectural type or specimen in San Jose.

The subject property does not appear eligible under 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 architect, designer or builder has been identified for the buildings. The property 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.

12. CONCLUSION

An evaluation of the property at 3315 Sierra Road in San Jose in reference to the NRHP and CRHR criteria indicates that the subject property does not appear to possess sufficient historical significance for listing. 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 local criteria.

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APPENDIX

DPR 523 FORMS

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 18 *Resource Name or #: (Assigned by recorder) 3315 Sierra Road

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Jose 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 3315 Sierra Road City San Jose Zip 95132

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 595-10-067

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

The parcel is in the Berryessa neighborhood of San Jose, at the northeast corner of Sierra Road to the south and Piedmont Road to the west. Sierra Road curves around to the east and Ivalynn Circle is to the north. The site currently features three one-story industrial buildings, a one-and-a-half-story residential building, and five utilitarian structures. The surrounding area consists of commercial buildings at the intersection of Piedmont and Sierra roads, single- and multi-family residential buildings, and Piedmont High School to the northwest.

(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 west facades of the warehouse complex, August 2022.

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

c. 1935 – c. 1985 Historic Aerials,

Santa Clara Assessor's Office

*P7. Owner and Address: _____

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

TreanorHL
550 Montgomery St. Suite 500, San Francisco, CA

*P9. Date Recorded: July 11, 2023

*P10. Survey Type: (Describe)

Intensive survey

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

3315 Sierra Road, San Jose, CA,
Historic Resource Evaluation,

TreanorHL.

*Attachments: NONE Location Map Continuation Sheet

Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record

Milling Station Record Rock Art

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



Record

Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 3315 Sierra Road *NRHP Status Code _____
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B1. Historic Name: _____

B2. Common Name: 3315 Sierra Road

B3. Original Use: Industrial, Residential B4. Present Use: Industrial, Commercial

*B5. Architectural Style: American Vernacular

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

Constructed c. 1935 – c. 1985. (See Continuation Sheet.)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*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: July 11, 2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 3315 Sierra Road

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*P3a. Description, Continued:



The subject property buildings numbered in blue and white (Google Earth, imagery date September 2021).

Building 1

Constructed 1981, the metal-clad double-height one-story industrial building is rectangular in plan and rests on a cinder block and concrete base.³ A low-pitched corrugated metal-clad gable roof caps the building. The west façade has a rolling metal door and is otherwise plain. On the north façade, three raised metal doors are accessed by concrete stairs with simple metal railings; two doors on the west end and one on the east. The east façade was partially obscured by trucks at the time of the site visit but features a loading dock under a flat metal roof. Building 2 abuts the south façade.

Building 2

Constructed c. 1975, this one-story wood-frame industrial building is rectangular in plan and spans the length of Building 1.⁴ Clad in wood, the building has a sloping concrete foundation. A corrugated metal-clad low-pitched gable roof caps the structure, with a stepped parapet on the west façade. Vertical and horizontal wood bands run across the west façade. Two sets of aluminum-sash sliding windows, a single wood door with simple wood surrounds, and seven louvered vents punctuate this façade. The east façade has two rolling doors and a loading dock. The east end of the south elevation opens to a flat roof supported by wood posts. On the west end, a loading dock is accessed through a sloping concrete driveway leading from Sierra Road. Elements under the flat roof were not visible. The west end of the south elevation abuts the north façade of Building 3.

Building 3

This commercial and industrial one-story wood-frame building constructed c. 1965 is rectangular in plan and has a corrugated metal-clad low-pitched gable roof.⁵ The west façade features the storefront and a drive through service window. Aluminum-sash sliding windows flank the aluminum glazed door with a side lite. Attached to the façade is a flat wood roof with simple wood posts. Under the flat roof, the curb is

CONTINUATION SHEET

Property Name: 3315 Sierra Road

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raised to distinguish the area from the parking lot. Simple wood trim is used on the west and south facades. The free-standing Olivera Egg Ranch sign sits next to the drive through and is approximately 2.5 stories tall.

A moderate eave overhang is visible on the south façade. A series of single wood doors with simple wood trim and aluminum-sash sliding windows with metal awnings punctuate south façade. The east façade is mostly obscured, but a narrow concrete walkway with a metal railing is visible. The east façade opens to a wide asphalt driveway leading to Building 2's loading dock. The driveway slopes in from Sierra Road and is largely occupied by four metal containers.

Building 4

The wood-frame two-story vernacular single-family house is rectangular in plan with an adjacent garage. The house was constructed c. 1935. Clad in wood siding, the building is capped by an asphalt shingle front gable roof with a moderate eave overhang. All windows are aluminum-sash with simple wood surrounds.

The front (south) façade faces Sierra Road and has an asphalt-shingle gabled portico sheltering a single wood door behind an aluminum screen. The entrance is flanked by a sliding and a one-over-one window. The upper story is punctuated by a wide one-over-one window. A concrete walkway leads from the main entrance to the driveway on the east.

The west façade has a brick chimney and three one-over-one windows.

On the east façade, a flat roof sits beneath the main roof covering the side entrance and the adjacent two-car garage. A single wood door with divided lites is tucked into the east end. A wood ramp with a wood railing runs parallel to the driveway and sits between the façade and the garage door. Each floor has one one-over-one window. The rest of the façade is obscured by overgrown shrubbery.

The garage extends past the house on the north façade. A wide one-over-one window is on the upper floor, and below is a one-story extension with both a flat and gable roof. The west façade of the extension features a casement window while the south façade has a one-over-one window and a sliding window. The east façade of the extension is not visible.

A wood-frame rectangular shed sits to the north of the building. The structure is open on its south façade and has a corrugated metal shed roof.

Building 5

Constructed c. 1960, the one-story wood-frame accessory structure is rectangular in plan and clad in clapboard.⁶ The building is capped with a gabled roof; the cladding is not visible as the roof is sheathed in a waterproofing material. An asphalt-shingle shed roof supported with brackets projects from the south façade. Sheltered beneath are a single wood door and a glass louvered window, both with simple wood surrounds. A single wood door punctuates the west façade. The east façade has two boarded up openings. The north façade connects to the south façade of Building 6.

Building 6

The one-story wood-frame clapboard-clad accessory structure was built c. 1960, is rectangular in plan,

CONTINUATION SHEET

Property Name: 3315 Sierra Road

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and has a corrugated-metal gable roof.⁷ The west façade features a set of horizontal wood sliding doors and a single wood door. The east façade has a boarded-up opening. The north façade abuts the south façade of Building 7.

Building 7

Constructed c. 1960, the double-height one-story wood-frame clapboard-clad accessory structure is rectangular in plan and has a corrugated-metal gable roof.⁸ The building has a moderate eave overhang. A single wood door is on the west façade. The view of the north façade was partially obstructed by a truck, but a multi-pane wood sash window was visible. A full-height wood rolling door is on the east façade.

Building 8

Originally constructed c. 1960 as a large warehouse, Building 8 appears to be altered c. 1985 to have a shorter footprint.⁹ This wood-frame building is rectangular in plan, clad in plywood, and has a low-pitched corrugated-metal gable roof. The south façade has a louvered metal vent at the gable end. A wide swing door is on the west façade. The north and east facades are fenced off and inaccessible.

Building 9

Similar to Building 8, Building 9 is an altered version of a structure that was built c. 1955 and shortened c. 1985.¹⁰ Rectangular in plan, the one-story wood-frame plywood-clad building is capped by a corrugated-metal gable roof. The south façade has an opening for a fan, windows, and two solid wood doors. The west façade is blind. The north and east façade are fenced off and inaccessible.

*B6. Construction History, Continued:

Construction Chronology

- c. 1935 The one-and-a-half story single-family house (Building 4) was constructed. The 1939 aerial photograph shows the house was surrounded by orchards.¹¹
- c. 1955 According to the aerial photographs, Building 9 was constructed c. 1955 and extended by 1965.
- 1960 The Santa Clara County's Assessors records indicate that the house (Building 4) received an addition.¹²
- c. 1960 Buildings 5, 6, and 7 first appear on the 1965 aerial photograph, with an estimated construction date of 1960.¹³ On the appraisal record plat drawing received from the Santa Clara County Assessor's Office, Building 5 is labeled as a garage, and Buildings 6 and 7 were connected and labeled as "shop and storage."¹⁴
- To the north of Building 4, a series of one-story structures with large footprints, including Building 8, were built between 1956 and 1965. The Santa Clara Assessor's Office records listed these as poultry houses, hen houses, or egg processing plants.¹⁵
- c. 1965 Building 3 was built between 1960 and 1968 according to the aerial photographs.¹⁶ The Santa Clara Assessor's Office records show an egg processing plant built in 1967.¹⁷
- c. 1975 According to the aerial photographs, Building 2 was constructed between 1968 and 1981.¹⁸
- 1981 Building 1 was the last structure on the site to be constructed and was built as an egg

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processing unit addition to Building 2 in 1981.¹⁹

1982 The warehouses constructed in the 1960s were demolished or altered. Two of the structures were altered in size c. 1985, to be smaller, Buildings 8 and 9.²⁰

***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)²¹

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 post 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.²²

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.²³ During the 1930s, single-family residential subdivisions

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were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.²⁴

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.²⁵

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 1950.²⁶

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.²⁷ The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.²⁸ 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.²⁹

Egg Farms in Santa Clara County

In the 1870s, the majority of arable land in Santa Clara County was used for wheat and barley. When the yield of these crops was poor during the 1879 and 1880 years, farmers modified the land use, expanding dairy production with more cows for milk and poultry for eggs. With the increase in crop yields by the 1880s, orchards once again dominated the agricultural system. Although, over the years, egg production became less favored, it was not completely eliminated.³⁰ While fruits and vegetables continued to be the primary industries in the Santa Clara Valley, orchards were frequently combined with poultry raising. In 1922, over 17,000 chickens, turkeys, geese, and ducks are accounted for in the county.³¹ Poultry and egg farms primarily existed in Palo Alto, Gilroy, Sunnyvale, and San Jose.

The divide between agricultural land use and poultry land use is highlighted in the Farm Loan Act strikes that occurred in 1933. Federal land bank loans were primarily based on the agricultural value of land, putting poultry farmers at a disadvantage. Many poultry farms in Santa Clara County, specifically Palo Alto, existed on land that had urban value, and were only getting a fraction of the price of value of improvements and land appraisal. The loan restrictions affected farmers seeking to refinance, ultimately threatening confiscation of their poultry farms.³² A Farm Loan Act revision to extend to poultry farms was promised in December 1933.

Charles Weeks was a pioneer in poultry farming. Born in Indiana, he moved to Los Gatos in 1904 with plans to develop land to raise poultry. Due to the difficulties in supplying water to the area, he moved to Palo Alto in 1909 where he purchased five acres on which he created new methods of raising chickens.

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Weeks is credited with establishing the coop-raising method, concentrating chickens into indoor coops, when previously they were raised on large spaces of land or in chicken runs. During the years he spent in California, he kept 15,000 hens on land and built incubators that produced 25,000 chicks a year.³³ Weeks was influenced by the socialist utopian William E. Smythe, implementing these ideas into his poultry farm techniques. Smythe believed in independent communal farm communities with shared resources. In the 1920s, Weeks founded Runnymede, in what is now East Palo Alto, which encompassed over 500 families each with their own acre of land. The colony prompted the creation of new local institutions regarding poultry raising, such as the Poultrymen's Association, where eggs were sold. The communal farm became so popular that the Los Angeles Chamber of Commerce invited Weeks to create a colony in the San Fernando Valley. The Great Depression affected both colonies, and by 1932 the majority of the farms went bankrupt.³⁴

According to Sanborn maps, poultry and hen houses, and chicken coops were commonly constructed on properties in Santa Clara County in the late 19th and early-mid 20th centuries. While these appear to be small backyard operations on the map, larger suburban poultry farms existed.³⁵ One such farm was Pebble Side Poultry Farm, owned by E.A. Lodge and located in Sunnyvale. The farm began c. 1916 and was primarily a hatchery with some egg raising.³⁶

In 1947, the State Department of Agriculture released data of egg production by county. The data states that Santa Clara County accounted for over 2% of the state's egg production at an estimated number of approximately 3 billion eggs that year.³⁷ While no names are given for the egg farmers or farms, poultry raising and egg farming appear to have been a commonplace profession in the early 20th century. Several organizations existed in the early half of the 20th century to support poultry farmers, including the California Poultry Improvement Association, the California Poultry Producers, the Hayward Poultry Producers, and the Poultry Producers of Central California.³⁸

The Olivera Egg Farm was not the first egg ranch in San Jose or Santa Clara County, however it appears to be one of the longest running egg businesses in San Jose. When established, it existed along with many other egg ranches in the county in the mid-20th century. An example is the Silva Egg Ranch, which was located on North White Road and Penitencia Creek in San Jose. Founded by Eva Silva, the company began in the 1950s and supported 20,000 chickens at the location. Most of their eggs were sold to Nulaid, with the rest sold directly to local customers. The company closed c. 1980.³⁹

Olivera Egg Ranch

The Olivera Egg Ranch was started with about 500 chickens c. 1952 by Edward (Ed) and Olive Olivera in San Jose. Prior to starting the business, Ed Olivera was a rate clerk for a transportation company in San Jose and Olive was a housewife; they were born in California and lived in San Jose.⁴⁰ The business name of "Olivera Egg Ranch" appears as early as 1969 for the address 835 Sierra Road in the San Jose City Directories.⁴¹ Ed and Olive Olivera, however, were listed under the address of 835 Sierra Road since 1956. No business was listed at the address.⁴² While the address of 3315 Sierra Road first recorded in the 1975 San Jose City Directory, the business of the "Olivera Egg Ranch" was listed at the location of "Sierra Road & Piedmont Road" since 1972. The business appears to have been a retail and delivery service when it was established. The 1972 City Directory lists "store door delivery" under the business name.⁴³

The Olivera Egg Ranch began to expand outside of San Jose in the 1960s, with multiple locations around

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California. The Oliveras owned several ranches, but had contracts with various others, likely occupying space through leases. As the ranches were spread out in California, the Oliveras moved from the various sites via small planes.⁴⁴

The Egg Ranch profited primarily through egg sales to restaurants in the Bay Area, which accounted for 70% of the business. They delivered to their clients and the 3315 Sierra Road location is one of the distribution centers. Like at the location of 3315, many of their ranches had storefronts where eggs were sold over the counter to customers directly. News articles describe the storefronts as “nondescript,” and the 3315 Sierra Road location follows this trend. By the 1970s, the company offered a variety of sizes of eggs, from small 17-ounce eggs to jumbo 30-ounce eggs.⁴⁵

Since the business began, the Oliveras purchased their chicks from breeders, as opposed to raising their own. In 1972, Ed and Olive’s son Antone Olivera started a separate pullet business.⁴⁶ By 1979, the Oliveras were separately selling eggs and pullets in 16 ranches in California. The family had plans for a joint business venture called the “Olivera Farm,” but plans for the project ended in 1980 when Antone passed away in a plane crash in Los Banos.⁴⁷

Around 1980 the business established services at 17252 S. Ward Road in Los Banos. With the opening of the Los Banos ranch, the business accounted for 400,000 chickens, 180,000 of which were kept in two chicken houses at this location. At the time, the facilities were state-of-the-art and highly mechanized with only six employees needed each shift. The machines did the majority of the work, while the employees were needed to supervise the equipment, check the cages, clean, and package. The lay house, where the hens are kept, featured temperature control, a conveyor belt feeder for the hens, and a separate conveyor belt that brought the newly-laid eggs into a packing house. The packing house had a candling room to check for inconsistencies in the eggs and a packing area where the eggs were put in flats or cartons. The lay house is described as a long, enclosed metal building, 54 feet wide and 532 feet long. The Oliveras had plans to expand the Los Banos location, which was at the time of the major alterations of Buildings 8 and 9 at 3315 Sierra Road.⁴⁸ Buildings 8 and 9 fit the description of lay houses prior to the 1980s alterations.

In the 1990s, the Oliveras purchased an existing egg farm started in the 1970s in French Camp, California. The farm expanded into a factory farm, housing between 600,000 and 700,000 chickens as of 2011. At 13 acres, this factory appears to be significantly larger than their previous farms.⁴⁹

Today, 3315 Sierra Road in San Jose is both a distribution center and retail front. Some chickens are kept in Buildings 8 and 9, but not at the scale of the ranches in Los Banos or French Camp.

Site History

The subject property is located in North San Jose, in the Berryessa district. In the mid- to late 19th century, Berryessa was primarily agricultural and known for its fruit orchards growing apricots, prunes, cherries, apples, and pears. In 1886, J. H. Flickinger, a forty-niner and stock raiser, purchased 250 acres of land in the district and started the Flickinger Fruit Cannery, the largest of several fruit packing companies based in Berryessa.⁵⁰ Located approximately two miles southwest of the subject site, the Cannery was in business from 1886 till 1916.⁵¹

In the Santa Clara Valley, the trend of converting agricultural land to industrial or residential use began in

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the first half of the 20th century. The Berryessa district did not see a major change till the 1960s.⁵² The Greenbelt Act, an experimental two-year policy, was implemented in 1955 to curb the urbanization in the rapidly-growing city of San Jose.⁵³ Santa Clara County zoned approximately 16,000 acres of land in various parts of the county for agricultural use—the majority of which was continued use of farmland.⁵⁴ However, those in favor of agricultural preservation largely lost out in favor of urban expansion. Berryessa remained primarily orchard land through the 1950s, then residential development in the area began.

Clusters of single-family houses were built c. 1960 to the south and west of the subject parcel, and by 1987, nearly the entire neighborhood was filled with residential buildings. Construction of roads to meet the needs of the growing population also began at this time. Piedmont Road was extended further north past Hotstetter Road and widened in the late 1960s. Running parallel to Sierra Road, Hotstetter Road was extended further west to intersect Morrill Road c. 1977. Piedmont Hills High School was built between 1965 and 1968.

The Official Map of Santa Clara County from 1889 shows the subject site on land owned by J.M. Ogan and H.E. Ogan. By 1914, the land owned by J.M. and H.E. Ogan was identified as the “Lucy A. Ogan Tract.”¹ John Martin Ogan (1812-1893) was married to Lucy A. Ogan née Harris (1810-1877). John was born in Missouri, while Lucy was born in Kentucky. After their marriage, they moved to Santa Clara County in 1853.² The 1860 U.S. Federal Census lists John Martin Ogan as a farmer in San Jose, California. According to the probate records filed in 1894, the Lucy A. Ogan tract was subdivided after her death amongst her children or sold off.³ Harriette E. Ogan was wife of Thomas Ogan, the oldest child of J. M. and Lucy Ogan. Harriette became Mrs. Chipman when she remarried sometime after Thomas passed in 1886.⁴ The subdivided section of her land is recorded on the area east of the Lucy A. Ogan tract on the 1914 map.

The approximate location of 3315 Sierra Road falls on the section labeled “Mrs. Smith” on the 1914 map of Santa Clara County, as the section of land belonged to Sierra Nevada Ogan (1853-1938), the youngest child of John M. and Lucy, who had become Sierra Nevada Smith through her marriage to Christopher Columbus Smith.⁵ The Ogans appear in *The History of Santa Clara County* by Eugene T. Sawyer, who describes them as a farming family, and their plot of land as the “old Ogan Ranch at Berryessa.”⁶ At the time this source was published in 1922, the Ogan Ranch on Sierra and Piedmont Roads was occupied by Sierra and her family.⁷ Over the years, various relatives of Sierra moved in and out of the ranch, including her son, Orlando Smith; her daughter Mamie Anderson and her husband W. W. Anderson; and her daughter Maude Nevada Gifford and her husband Arnold Gifford. After Christopher Columbus

¹ Herrman Bros. and Britton & Rey. *Official Map of the County of Santa Clara, California: Compiled from U.S. Surveys, county records, and private surveys and the tax-list of 1889, by order of the Hon. Board of Supervisors*. San Jose, 1890. <http://hdl.loc.gov/loc.gmd/g4363s.la000039>;
J. G. McMillan. *Map of Santa Clara County, California: Compiled from Official Surveys, Records and the Tax-List of 1914, San Jose, 1915*.

² Ancestry.com.

³ Superior Court (Santa Clara County). *Will Books and Probate Records, Ca. 1850-1912, With Index, File No 74 8566-74 8569; Probate Records, File No 74 8590-74 8592*. California, 1850-1912; U.S. Census. *U.S., Selected Federal Census Non-Population Schedules, San Jose, Santa Clara, California, 1880*.

⁴ Santa Clara County Death Records via ancestry.com.

⁵ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

⁶ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

⁷ San Jose City Directories via ancestry.com; Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

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Smith's death in 1910, Orlando took responsibility for the ranch, but later relinquished his farming duties in favor of automobile repair, for which he became well-known in Santa Clara County.⁸ After Orlando left the ranch, Arnold assumed responsibility for operating it for a number of years.⁹ City directories show that the family stayed on the property until at least 1939.¹⁰ Ownership of the land is unclear between 1939 and c. 1959 when it was acquired by Edward and Olive Olivera. Aerial photographs show the subject parcel consisted of mostly orchards but had one house that was built c. 1935. Several buildings were constructed adjacent to the house in the 1950s and 1960s.

The area has been a site for chicken or egg farming since at least c. 1959.¹¹ Records show Edward and Olive Olivera, owners of the Olivera Egg Ranch, acquired buildings on the property as early as 1959. Listed on the records were an addition for a poultry house in 1959 and a hen house in 1962 (possibly Building 8); all of which were fully or partially demolished in the 1980s.¹² According to the aerial photographs, it appears that Buildings 8 and 9 were altered to be smaller when the residential development to the north was constructed. The Oliveras later acquired the remaining buildings on the parcel by 1975 and continued the use of the buildings for the Olivera Egg Ranch.

The use of land on the subject site follows the trends in poultry farming in Santa Clara County in the late 19th and early 20th centuries. While the primary use for land in Berryessa was fruit growing, farmers occasionally raised poultry on the same plot. The practice of combining fruit production and poultry farms was more common outside of San Jose, particularly in Palo Alto.⁵⁵ Aerial photographs show the presence of orchards, and property records confirm apricot trees were on the parcel. The trees were kept alongside the poultry houses for over twenty years till 1975-1980.⁵⁶

Architect/Builder

The research did not reveal any architects or builders associated with the initial constructions of the buildings on the subject parcel.

Architectural Style

The subject parcel features multiple buildings and structures that were built and altered over time from the 1930s through the 1980s. They appear to be mostly utilitarian or vernacular in character without well-defined architectural styles. Buildings 1, 5, 6, 7, 8, and 9 are utilitarian structures. Building 2 also appears to be utilitarian with some characteristics of vernacular architecture including its wood cladding and shaped parapet. Building 3 is a commercial building without a definite style. Building 4 is a modest vernacular house.

Occupants

The assessment record received from the Santa Clara County Assessor's Office for the Olivera Egg Ranch documents improvements starting from 1959. The 3315 Sierra Road address first appears in the San Jose Polk's City Directory in 1975, and the Olivera Egg Ranch was listed as the occupant. As the Olivera Egg Ranch is still at the property, it appears that the company has had an uninterrupted place at

⁸ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

⁹ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 549-550.

¹⁰ San Jose City Directories via ancestry.com.

¹¹ Santa Clara County, Schedule of Leasehold Improvements, Audit No. 01300, March 18, 1981.

¹² Ibid.

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the address since the 1950s.

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) Evaluation⁵⁷

Criterion A/1 – Association with significant events

The subject property at 3315 Sierra Road in San Jose developed over time from the early to late-20th century, beginning c. 1935 with the construction of a single-family house (Building 4) in the fruit orchard and ending with a warehouse (Building 1), built c. 1981. In the early 20th century, the Berryessa neighborhood where the subject property is located was primarily agricultural and known for its fruit orchards. The subject parcel, including Building 4, was within a large orchard in the first half of the 20th century. Building 4 was constructed when Berryessa was largely agricultural, preceding the clearing of orchards in favor of urban growth. The neighborhood started to urbanize in the 1960s with construction of suburban housing. Several of the buildings, including Buildings 3, 5, and 6, were constructed in the 1960s during the major wave of development in the district; however, the overall commercial and light industrial development of the property does not align with growth of the district which was primarily of residential suburban neighborhoods. Buildings 8 and 9 were constructed in the 1950s and heavily altered in the 1980s. Overall, research did not show the subject property to be associated with the development of the Berryessa neighborhood or the *Horticultural Era* in San Jose in an individually significant way.

Olivera Egg Ranch has occupied the subject property continuously for over 50 years. The 3315 Sierra Road site mainly acts as both a distribution center and retail front for the business. Established c. 1952 in San Jose, the Egg Ranch expanded with multiple locations in California and profited primarily through egg sales to the Bay Area restaurants. However, this business was not found to have been associated with the development of the poultry industry in the area or development of San Jose or the Bay Area in an individually significant way. Research did not show the subject property, including multiple structures on site, to be individually representative of any important patterns of commercial development within the Berryessa neighborhood, San Jose, or California.

Overall, the property 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 property. None of the owners or occupants, including the members of the Olivera family, have been identified as important to 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

The property was orchard land in the early 19th century and an egg ranch developed alongside in the

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1950s. Aside from the single-family house (Building 4), the other structures were constructed as industrial or commercial buildings.

The subject property features multiple buildings and structures that were built and altered over time from the 1930s through the 1980s. They appear to be mostly utilitarian or vernacular in character without distinct architectural styles. Constructed c. 1935, the two-story wood-frame house at 3315 Sierra Road is a modest vernacular house and does not embody characteristics of an architectural style. Buildings 1, 5, 6, 7, 8, and 9 are utilitarian structures. Building 2 also appears to be utilitarian with some characteristics of vernacular architecture including its wood cladding and shaped parapet. Building 3 is a commercial building without a definite style. The buildings are of common construction and materials with no notable or special attributes, and none possess high artistic value. Overall, the property does not embody the distinctive characteristics of a type, period, or method of construction.

As a whole, the subject property does not appear to be eligible for the NRHR and CRHR under Criterion C/3.

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 property retains integrity of location since it has not been moved. Integrity of association and feeling are retained since most of the buildings on the property were constructed for industrial purposes and maintain that usage. The integrity of setting is drastically diminished by the construction of residential neighborhoods in the immediate area resulting in the loss of the surrounding orchards. The integrity of design, materials, and workmanship is compromised due to additions, alterations to the site and individual buildings over time, specifically for Buildings 4, 8, and 9.

San Jose City Landmark Evaluation

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

The parcel was developed over a period from the early to late-20th century. Although several of the buildings on the property were built during the mid-20th century residential development of the Berryessa district, they are not associated with the suburban development of the neighborhood. Olivera Egg Ranch has continuously occupied the property over 50 years; however, this business was not found to have been individually associated with the history of the poultry industry in the Bay Area or the commercial development of San Jose. The property does not appear to be an important part of San Jose's or the region's history. The property does not appear to be eligible as a City Landmark 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.

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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. None of the owners or occupants, including the members of the Olivera family, have been identified as contributors to the local, regional, state, or national culture or history. 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.*

The property is associated with the Olivera Egg Ranch, a business established in San Jose in the 1950s which has occupied the subject property over 50 years. Today, the 3315 Sierra Road site mainly acts as a distribution center and retail front for the Olivera Egg Ranch. The business was not found to have been associated with the development of the poultry industry in the area or any other important patterns of economic or social development of the Berryessa neighborhood or the City of San Jose. It does not exemplify the cultural, economic, social, or historic heritage of San Jose in an individually significant way. The property does not appear 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 buildings and structures on the subject property do 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.*

Buildings 1, 3, 5, 6, 7, 8, and 9 are utilitarian in character and do not embody features of an architectural type or style.

Buildings 2 is an industrial building with some influences of vernacular architecture in its shaped parapet and wood cladding, however, it does not exhibit distinguishing characteristics of an architectural type or style.

Constructed c. 1935, Building 4 is a modest vernacular building that fails to be a distinctive architectural type or specimen in San Jose.

The subject property does not appear eligible under 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 architect, designer or builder has been identified for the buildings. The property does not appear to be eligible as a City Landmark under Criterion 7.

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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.

An evaluation of the property at 3315 Sierra Road in San Jose in reference to the NRHP and CRHR criteria indicates that the subject property does not appear to possess sufficient historical significance for listing. 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 local 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 Santa Clara County Assessor's Office, Commercial-Industrial Property Appraisal Record, APN 595-10-015, references Permit no. 34292; 1980 and 1982 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.

⁴ 1968 and 1980 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.

⁵ 1960 and 1968 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.

⁶ 1956 and 1965 aerial photographs from University of California, Santa Barbara Geospatial Collection.

⁷ 1956 and 1965 aerial photographs from University of California, Santa Barbara Geospatial Collection.

⁸ 1968 and 1980 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.

⁹ 1956, 1965, 1982, and 1987 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.

¹⁰ 1956, 1965, 1982, and 1987 aerial photographs from the University of California, Santa Barbara Geospatial Collection; and Historic Aerials by NETR Online.

¹¹ University of California, Santa Barbara Geospatial Collection; Historic Aerials by NETR Online.

¹² Santa Clara County Assessor's Office, Improvement Appraisal Record, No. 24291.

¹³ Santa Clara County Assessor's Office, Improvement Appraisal Record, No. 24291. The plat drawing on this record estimates the date as 1961-1962.

¹⁴ Santa Clara County Assessor's Office, Improvement Appraisal Record, No. 24291.

¹⁵ Santa Clara County Assessor's Office, Schedule of Leasehold Improvements, Audit No. 01300, March 18, 1981.

¹⁶ University of California, Santa Barbara Geospatial Collection; Historic Aerials by NETR Online.

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- ¹⁷ Santa Clara County Assessor's Office, Schedule of Leasehold Improvements, Audit No. 01300, March 18, 1981.
- ¹⁸ University of California, Santa Barbara Geospatial Collection; Historic Aerials by NETR Online.
- ¹⁹ Santa Clara County Assessor's Office, Commercial-Industrial Property Appraisal Record, APN 595-10-015, references Permit no. 34292.
- ²⁰ Santa Clara County Assessor's Office, Improvement Appraisal Record, No. 24291.
- ²¹ Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.
- ²² Winter & Company, *Your Old House*, 13-16.
- ²³ Laffey, *Historical Overview and Context for the City of San Jose*, 9.
- ²⁴ Winter & Company, *Your Old House*, 13-16.
- ²⁵ Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development*, July 21, 2003, 9.
- ²⁶ Archives & Architecture, *County of Santa Clara, Historic Context Statement*, December 2004 (Revised February 2012), 46-47.
- ²⁷ PAST Consultants, *San Jose Modernism*, 26-27; Winter & Company, *Your Old House*, 13-16.
- ²⁸ PAST Consultants, *San Jose Modernism*, 26-27.
- ²⁹ Winter & Company, *Your Old House*, 15.
- ³⁰ Archives & Architecture, LLC, *County of Santa Clara Historic Context Statement*, (December 2004, Revised February 2012), 40.
- ³¹ Eugene Sawyer, *History of Santa Clara County*, (Los Angeles: Historic Record Company, 1922), 142, 286.
- ³² "Strike Threat Made Here by Poultrymen. Inequality Charged in Federal Land Bank Loan Term." *The Peninsula Times Tribune*. November 7, 1933.
- ³³ Online Archive of California. Weeks (Charles) Collection, "Background, Finding Aid," Accessed May 17, 2023, <https://oac.cdlib.org/findaid/ark:/13030/c8hq4144/>.
- ³⁴ Los Angeles City Planning, *Weeks Poultry Colony, Winnetka*, Accessed May 17, 2023, <https://planning.lacity.org/blog/weeks-poultry-colony-winnetka#:~:text=The%20Weeks%20Poultry%20Colony%20was,Palo%20Alto%20farm%20in%201916.>
- ³⁵ Sanborn Maps, 1891 and 1915.
- ³⁶ Eugene Sawyer, *History of Santa Clara County*, (Los Angeles: Historic Record Company, 1922), 294-295.
- ³⁷ "County produces two per cent of eggs in state." *Daily Palo Alto Times*. October 24, 1947.
- ³⁸ "Poultrymen Will Discuss Problems, Chinese Egg Situation and U.S. Legislation on Program." *The Peninsula Times Tribune*. February 15, 1938; "Farm Marketing Group Discusses 'Heretical' Laws." *Daily Palo Alto Times*. July 20, 1933.
- ³⁹ Lundstrom, Mack. "Eva Silva, Alum Rock 'Egg Lady' She and Husband Ran Ranch on White Road." *Mercury News*. September 14, 1994.
- ⁴⁰ Ancestry.com; Scott Kirkpatrick, "Olivera Egg Farms. A clockwork egg ranch debuts in Los Banos," *Merced Sun*

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Star (Merced, CA), December 22, 1979.

⁴¹ Ancestry.com.

⁴² Ancestry.com.

⁴³ Ancestry.com.

⁴⁴ Scott Kirkpatrick, "Olivera Egg Farms. A clockwork egg ranch debuts in Los Banos," *Merced Sun Star* (Merced, CA), December 22, 1979.

⁴⁵ Francis Durham, "Independent egg ranch provides an education in a vital food business," *The West Side Index* (Newman, CA), April 26, 1984.

⁴⁶ Pullets are chickens under the age of 20 weeks.

⁴⁷ Scott Kirkpatrick, "Olivera Egg Farms. A clockwork egg ranch debuts in Los Banos," *Merced Sun Star* (Merced, CA), December 22, 1979; "Egg rancher is killed in area plane crash," *Merced Sun-Star* (Merced, CA), May 27, 1980.

⁴⁸ Scott Kirkpatrick, "Olivera Egg Farms. A clockwork egg ranch debuts in Los Banos," *Merced Sun Star* (Merced, CA), December 22, 1979; Pat McNally, "400,000 hens keep eggs rolling for Oliveras," *Merced Sun Star* (Merced, CA), April 12, 1986.

⁴⁹ "Proposed egg ranch faces battle in Lathrop," *The Record*, March 28, 2007; "Jury says Central Calif. Chicken egg farm is foul," Associated Press, May 25, 2011.

⁵⁰ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 301.

⁵¹ Clyde Arbuckle, *Clyde Arbuckle's History of San Jose*, (San Jose: Smith & McKay Printing Co., 1986), 116.

⁵² Clyde Arbuckle, *Clyde Arbuckle's History of San Jose*, (San Jose: Smith & McKay Printing Co., 1986), 114; aerial maps.

⁵³ "Agricultural 'Greenbelt' is City-Country Problem," *Petaluma Argus-Courier*, March 1, 1957; Rebecca Conrad, "Green Gold: 1950s Greenbelt Planning in Santa Clara County, California," *Environmental Review*, Vol. 9. No. (Spring, 1985) pp. 5-18.

⁵⁴ "Agricultural 'Greenbelt' is City-Country Problem," *Petaluma Argus-Courier*, March 1, 1957.

⁵⁵ Eugene T. Sawyer, *History of Santa Clara County California*, (Los Angeles: Los Angeles: Historic Record Co., 1922), 286.

⁵⁶ San Jose Planning Commission Aerial Photographs, *Aerial photograph showing intersection of Piedmont Road, Pinnacle Drive, and Sierra Road*, Accession Number 2013-32, History San Jose.

⁵⁷ National Park Service, National Register Bulletin: How to apply the 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.