



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Historic Landmarks

SUBJECT: SEE BELOW

DATE: February 28, 2019

COUNCIL DISTRICT: 9

**SUBJECT: NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FOR THE
FAIRGLEN ADDITIONS (HISTORIC DISTRICT)**

RECOMMENDATION

Review the comments of the Historic Landmarks Commission and provide City Council comments to the State of California regarding the proposed resident-initiated nomination of the Fairglen Additions (Historic District) for listing on the National Register of Historic Places. The Historic Landmarks Commission recommends that the City Council support the nomination.

OUTCOME

The City Council's comments on the proposed nomination of the Fairglen Additions (Historic District) for listing on the National Register of Historic Places will be forwarded to the State of California Office of Historic Preservation and the State Historical Resources Commission to be included in the State's materials being sent to the National Park Service regarding the area's potential listing on the National Register of Historic Places. This memorandum transmits comments from the Historic Landmarks Commission.

EXECUTIVE SUMMARY

On November 28, 2018, the City of San Jose received a referral from the California Office of Historic Preservation to allow the City to review and provide comments on the pending nomination of the Fairglen Additions (Historic District) for listing on the National Register of Historic Places (see Attachment A for the nomination materials). On February 1, 2019, the State Historical Resources Commission voted unanimously to recommend listing on the National Register, finding that the area meets the eligibility requirements.

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At the meeting on February 6, 2019, the Historic Landmarks Commission (HLC) discussed the referral from the California Office of Historic Preservation on the nomination of the area for listing on the National Register of Historic Places, in which it voted to provide comments to the City Council in favor of the nomination.

The National Register of Historic Places is maintained by the National Park Service and is the federal government's official list of districts, sites, and buildings deemed worthy of preservation. San Jose does maintain a list of all designated properties at the National, State, and local levels as contained in the Historic Resources Inventory. The National Register is independent of local designation and properties on the National Register and would have to undergo a separate review process for local designation.

BACKGROUND

The multiple property boundary shown in Figure 1 includes three units of the Fairglen subdivision from the team of Joseph Eichler. The boundary includes 218 single-family homes all designed in the Mid-century Modern style of Joseph Eichler. The neighborhood is an intact representation of the architectural style and is characteristic of residential development patterns in San Jose between 1952 and 1963. The nominated district includes 204 contributing properties and 14 non-contributing properties as shown on the map below. The area is within the Willow Glen section of San Jose at the corner of Curtner Avenue and Booksin Avenue.



Figure 1. Source: National Register Nomination, November 28, 2018

The Fairglen Additions subdivision comprises the central and largest section of Eichler's Fairglen development in Willow Glen. All homes were constructed in the short period between 1959 and 1961, in three-unit sections. The site plans and homes were initially designed by the architectural firms of Anshen and Allen AIA of San Francisco, and Jones and Emmons & Associates AIA of Los Angeles, and were completed by Claude Oakland Architect & Associates of San Francisco. The residential development took place in what was then a 1952 urban expansion area of Willow Glen.

The homes are detached, one-story in height with flat or 2:12 pitched gable roof forms. Open floor plans expose structural materials and define spaces, while also emphasizing privacy from street views. Street views show relatively minimal facades with integrated garages to the street. Distinctive and unifying post-and-beam framing with large expanses of glazing including

clearstory windows are consistent characteristics of the designs. Homes were built on concrete foundations with radiant heating. These are features associated with the Mid-century Modern design of Joseph Eichler's housing tracts. Joseph Eichler is important to California's residential development history and architectural heritage.

Although alterations such as changes to roof forms and second story additions have been made to some of the homes over time, the area continues to exhibit significant character-defining features of post-war housing tract construction. Only 14 of the homes are non-contributors, all due to alterations. The area retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The individual homes and their role within the overall neighborhood exhibit significant character-defining features of the modern residential architectural style as shown in Figure 2.



Figure 2. Source: National Register Nomination, November 28, 2018

The National Register nomination was prepared and initiated by the local residents and submitted to the State Office of Historic Preservation as a multiple property submission. Significance and eligibility are being considered under the historic context of "Housing Tracts of Joseph Eichler in San Jose, 1952-1963", and the associated themes of "Postwar Housing Tract Development in San Jose, 1952-1963" and Modern Residential Architecture in San Jose, 1952-1963".

ANALYSIS

National Register Criteria and Eligibility

According to the National Park Service, the criteria for inclusion in the National Register are as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- b. That are associated with the lives of significant persons in or past; or*
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- d. That has yielded or may be likely to yield, information important in history or prehistory.*

In addition to the criteria, the area must meet the integrity requirements of the National Register.

According to the draft National Register of Historic Places Registration Form (Attachment A), the area qualifies for inclusion on the National Register of Historic Places under Criteria C. The area achieves significance within the context and themes documented. The area maintains the required integrity needed for eligibility.

Implications of the National Register of Historic Places

Registration or eligibility for listing on the National Register of Historic Places does not by itself place any restrictions on the use, treatment, transfer, or disposition of private property; however, all National Register properties are automatically included in the California Register of Historic Resources. The California Register is intended to encourage public recognition and protection of resources of architectural, historical, archeological, and cultural significance.

Once the area is formally listed on the National Register by the National Parks Service, the City's Historic Preservation Officer will place the properties on the San Jose Historic Resources Inventory (HRI) as contributors or non-contributors to the National Register district. This action will take place after the consent of the Historic Landmarks Commission at a future public meeting with a notification letter sent to all property owners in the National Register district. National Register listing does not designate the area at the local level.

Properties placed on the HRI are given attention in the local review process. Proposed changes and alterations to homes (exteriors only) within the Fairglen Additions (Historic District) will require discretionary review and applicants will need to complete the Single Family House Permit application. Modification will be reviewed against the local "Your Old House, Guide for Preserving San Jose Homes" as the adopted design guidelines for residential historic districts and

conservation areas. Because Mid-century Modern homes are not fully addressed in “Your Old House”, the Planning Division will be updating the document.

Buildings listed in the California Register of Historical Resources and/or as a City Landmark are considered historical resources under the California Environmental Quality Act (CEQA) and, therefore, any project that results in a substantial adverse change in the significance of an historical resource (particularly demolition) may have a significant effect on the environment and may require further review and documentation to evaluate the proposal.

Listing on the National Register does not make properties eligible for the Mills Act, property tax incentive program. Only designated City Landmark properties are eligible.

Historic Landmarks Commission Comments

At its meeting on February 6, 2019, the Historic Landmarks Commission discussed the referral and provided comments. A group of residents from Willow Glen provided a presentation to the HLC supporting the nomination. There was no public opposition on the item. The HLC provided unanimous and overwhelming support for the nomination, appreciated the community’s outreach approach, considered the action as a long-time coming effort, and expressed that this is an important step in protecting San Jose history.

EVALUATION AND FOLLOW-UP

The City Council’s comments will be transmitted to the State Office of Historic Preservation and State Historical Resources Commission who will send the local comments to the National Parks Service.

PUBLIC OUTREACH

The referral from the State was heard at the Historic Landmarks Commission meeting on February 6, 2019, pursuant to City policy and purview of the HLC. The meeting provided an opportunity for the public and the HLC to comment on the National Register nomination. No one spoke in opposition at the HLC meeting.

The State Office of Historic Preservation has notified all owners within the nomination boundary. Prior to the February 1, 2019 meeting, they received six letters in support and one letter in opposition.

COORDINATION

This memorandum has been coordinated with the City Attorney’s Office.

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CEQA

Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

/s/

Rosalynn Hughey, Secretary
Historic Landmarks Commission

For questions please contact Juliet M. Arroyo, Historic Preservation Officer, 408-535-7847.

Attachment A: State Historic Preservation Office Letter and Nomination Materials,
November 28, 2018



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer

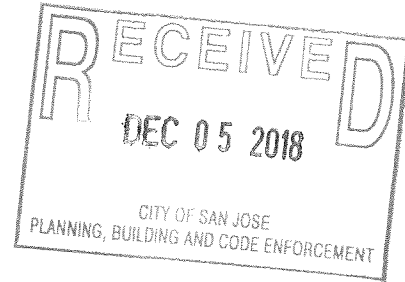
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000 FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

November 28, 2018

Juliet Arroyo
Principal Planner (Historic Preservation)
200 East Santa Clara Street
San Jose, California 95113-1905



**RE: Historic Preservation Commission Review and Comment on the Nomination of
Fairglen Additions (Historic District) to the National Register of Historic Places**

Dear Ms. Arroyo:

Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (OHP) and your governmental entity, we are providing your historic preservation commission with a sixty (60) day review and comment period before the State Historical Resources Commission (SHRC) takes action on the above-stated National Register of Historic Places (National Register) nomination at its next meeting. Details on the meeting are enclosed.

As a Certified Local Government under the National Historic Preservation Act of 1966, as amended, your commission may prepare a report as to whether or not such property, in its opinion, meets the criteria for the National Register. Your commission's report should be presented to the Chief Elected Local Official for transmission, along with their comments, to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, 1725 23rd Street, Suite 100, Sacramento, California 95816. So that the SHRC may have adequate time to consider the comments, it is requested, but not required, that OHP receives written comments fifteen (15) days before the SHRC's meeting. If you have questions or require further information, please contact the Registration Unit at (916) 445-7004.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

Supplemental information on the National Register is available at our website at the following address:
www.ohp.parks.ca.gov.

Thank you for your assistance in this program.

Sincerely,

Julianne Polanco
State Historic Preservation Officer



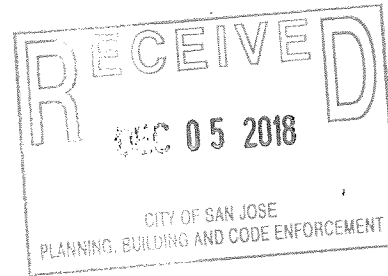
**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
STATE HISTORICAL RESOURCES COMMISSION**

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Telephone: (916) 445-7000 FAX: (916) 445-7053
caishpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

Lisa Ann L. Mangat, Director

COMMISSION MEMBERS

Marshall McKay, Chair
Alberto Bertoli, AIA
Bryan K. Brandes
Janet Hansen
Luis Hoyos
Rick Moss
David Phoenix
Adrian Praetzellis, PhD
Adam Sriro



MEETING NOTICE

FOR: State Historical Resources Commission Quarterly Meeting

DATE: Friday, February 1, 2019

TIME: 9:00 A.M.

PLACE: State Resources Building—Auditorium
1416 9th Street
Sacramento, California 95814

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Fairglen Additions (Unit 1, Unit 2, and Unit 3)

Other names/site number: _____

Name of related multiple property listing:

Housing Tracts of Joseph Eichler in San Jose, 1952-1963

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Booksin, Fairvalley, Fairhill, Fairwood, Fairlawn, Fairorchard, Fairdell, and Andalusia Avenues, Fairlawn, Fairvalley, Fairoak, and Fairgrove Courts, and Fairglen Drive..

City or town: San Jose State: CA County: Santa Clara

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

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Santa Clara County, CA

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)⁸

Building(s)

District

Site

Structure

Object

Fairglen Additions
Name of Property

Santa Clara County, CA
County and State

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>204</u>	<u>14</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>204</u>	<u>14</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/single family

Current Functions

(Enter categories from instructions.)

Domestic/single family

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement

Other: Mid-century Modern

California Tract Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Roof: flat and/or broad gable roof forms; tongue-and-groove roof structure with deep overhanging eaves over exposed beams;

Walls: mixed post-and-beam framing clad with custom vertical-grooved plywood siding, some with shingle or concrete block accents; and

Fenestration: fixed floor-to-ceiling and clerestory plate-glass windows, sliding aluminum framed windows and glass doors, and flat slab entry doors;

Foundation: Concrete slab on grade; and

Other: Brick Fireplaces.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Fairglen Additions subdivision comprises the central and largest section of Eichler's Fairglen development in Willow Glen. The Fairglen Additions consist of 218 homes, constructed between 1959 and 1961, on three tracts of land. The site plans and homes were initially designed by the architectural firms of Anshen and Allen AIA, of San Francisco, and Jones and Emmons & Associates AIA, of Los Angeles, and completed by Claude Oakland Architect & Associates, of San Francisco. Located in what was then a 1952 urban expansion area to the southwest of San

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Jose's early Willow Glen neighborhood, the subdivision is characterized by single-family residences on individual lots within a planned neighborhood. The homes are detached, one-story in height with flat or 2:12 pitched gable roof forms, open floor plans emphasizing privacy and presenting relatively minimal facades with integrated garages to the street, mixed post-and-beam framing with large expanses of glazing including clearstory windows, and concrete slab foundations with radiant heating. All these features are associated with the Mid-century Modern designs of Joseph Eichler's housing tracts. Although alterations, including changes to roof forms and second-story additions, have been made to individual homes over the years, the area as a whole continues to exhibit significant character-defining features of postwar housing tract construction, and the individual homes continue to exhibit significant character-defining features of modern residential architecture as viewed from the street; retaining integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

Subdivision

The Fairglen Additions (Unit 1, Unit 2, and Unit 3) was the third subdivision of five Eichler projects in San Jose between 1952 and 1963. The Fairglen Additions was the second of three noncontiguous subdivisions within the larger Fairglen development in the outer area of the Willow Glen neighborhood south of the urban center of the city. Their construction followed shortly after construction of the noncontiguous one and one-half block Fairglen tract to the north of the Fairglen Additions, and shortly before construction of the noncontiguous Eichler tracts to the west.

The Fairglen Additions were constructed between 1959 and 1961 in an area several blocks between Curtner Avenue and Andalusia Way, from the west side of Booksin Avenue to the east side of Briarwood Avenue on ranch land that had previously had fruit orchards. The area spanned more than five blocks and was laid out in a southwestern progression.

Unit 1, composed of 73 lots, began construction from the southwest corner of Curtner and Booksin Avenues in a grid pattern punctuated by cul-de-sacs. Unit 2, composed of 61 lots, continued in the grid pattern from the west side of Fairglen Avenue and transitioned into a winding grid pattern along the southern side of Fairlawn Avenue. Finally, Unit 3, composed of 84 lots, continued from the north side of Fair Orchard Avenue and ended in the winding grid pattern on the south side of Andalusia Way.

Thirteen distinct Eichler Homes plans were constructed on each of the approximately 6,000-square foot lots. Newspaper articles reference plans for a larger subdivision with a community center and olympic-sized swimming pool, which never came to fruition. These references appear to be consistent with tract maps indicating that Eichler owned a fourth tract of land immediately to the south of Andalusia Avenue, which was sold just prior to the completion of Unit 3.

The nearby area of Willow Glen contains similarly-sized single-family subdivisions, largely built within the same time-frame. While the original Fairglen tract is consistent with larger-lot subdivisions having a mixture of custom and tract single-family designs on the north side of

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Curtner Avenue, the Fairglen Additions tracts are consistent with the smaller-lot tracts and mass-produced designs on the south side of Curtner Avenue.

The street patterns reflect state-of-the-art residential subdivision design of the period, and possibly local standards for the rapidly expanding City as well. Consistent with FHA recommendations for hierarchical street plans, the edge of the tract was defined by the arterial street of Curtner Avenue, with two collector streets, Booksin Avenue and Briarwood Avenue, allowing access into the tract. To reduce traffic and enhance the safety of the residents, minor residential streets and cul-de-sacs wound through the subdivision itself.

Block lengths varied from just a few to more than 15 house lots between streets. Lots are generally 60 feet in width and 100 feet in depth, with variations on cul-de-sacs and corners. Front yards are a minimum of 25 feet, rear yards 20 feet, and side yards five feet. Houses were carefully sited to fit individual lots, and many models featured a mirrored plan to maintain privacy while adding visual variation to the streetscapes.

Models can be categorized generally by their dominant roof forms of flat or broad gabled, and their parking configurations of one-car garage with carport or two-car garage. The site development amenities included power lines along rear property lines; detached concrete sidewalks with park strips, street trees, and street lights; and square concrete curbs with driveway curb cuts and gutters with storm drains. Homes included landscaping features - walks, concrete patios, planter boxes, benches, and fences. In front of privacy fences, front yards were connected, graded down to the sidewalks, and strategically landscaped with specimen trees to complete the park like setting belonging to the suburban public realm.

The Fairglen Additions subdivision has a unity of place within the boundaries of the original subdivision. The homes were constructed in a moderately dense, quickly developing, and affordable suburban fabric within a large and recognizable Eichler Homes community. Wooden power poles, concrete sidewalks, park strips, and street lights remain. The majority of the street trees have been replaced in original locations as a result of widespread disease, deterioration, and death of the original trees. Front yard landscape planting has been enhanced and replaced with compatible landscaping.

Exterior

The homes feature approximately fifty-foot wide, open floor plans emphasizing both privacy and the relationship of indoor and outdoor living, while presenting relatively minimal facades with integrated fencing and garages to the street. Floor plans can be categorized generally as overall L-shaped in plan, with a front courtyard located in the corner between the garage and the living/dining wing; or overall square in plan with an atrium located between the garage and the bedroom wing.

Plans reflect the design collaboration of the architectural firms working on Eichler projects. The L-shaped plans with front courtyards grew out of Anshen and Allen's original T-shaped AA-1 prototype, developed for the second phase of the Sunnyvale Manor subdivision in 1950. The square plans with atriums grew out of drawings by Anshen and Allen exhibiting this feature as early as 1956, which were incorporated into Eichler architectural designs by 1958. All of the

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plans feature the second bathroom in a master suite, previously reserved for custom-built homes, which was introduced by Eichler in the 1953 Fairmeadow project in Palo Alto.

Elevations can be categorized generally by their dominant roof forms and parking configurations: low-sloped gable roof with one-car garage and carport; or flat roof with two-car garage. One unique model, designed by Claude Oakland & Associates, incorporates an A-frame into the center of a flat roof.

The construction consists of custom vertical-grooved redwood siding over mixed post-and-beam framing (exposed tongue-and-groove roofing over beams) on concrete slab foundations. In a departure from traditional California light-frame construction, the use of post-and-beam framing with its larger spans made it easier to design open plans and a much higher proportion of glazing to solid walls.

Where earlier Eichler homes built before the Korean War were finished in vertical redwood tongue-and-groove or shiplap siding, shortages following the war were at least one contributor to the change to the custom vertical-grooved redwood plywood siding used throughout the Fairglen Additions. Concrete block and redwood shingle siding were also incorporated into the front elevations of a limited number of models. The original siding and integrated front fencing were coated with dark, earth-colored stain; beams were coated with light, neutral-colored stain; and front slab entry doors were coated with contrasting, bright-colored paint.

Original homes included distinctive aluminum door hardware, exterior light fixtures, and mailbox flaps above which custom cast address numbers were placed. Large expanses of floor-to-ceiling glazing and sliding aluminum glass doors were designed to face a private atrium or courtyard in front, and a patio (terrace) across the back. Flat, slab entry doors, horizontal clerestory windows over integrated garage doors, obscured glass panels at atriums, or punched rectangular windows with operable sashes face the street.

Landscaping

Homes included integrated landscaping features – divided-concrete driveways, walks, organic-shaped courtyard patios, terraces setback from the floor-to-ceiling glazing to allow for landscape planting; benches; and vertical grooved front privacy fences integrated into front elevations.

Interior

Original interior materials and finishes were selected for simplicity, low maintenance, durability, availability, and cost. The stained underside of two-inch by eight-inch tongue-and-groove redwood roof decking forms the ceiling. The interior wall finishes were deep-toned Philippine mahogany veneer paneling. Concrete slab on-grade foundations with radiant heating were covered with 12-inch asphalt tile flooring. Many models feature the popular built-in breakfast bar, which can swing into the multipurpose room and extend out into a long dining table.

Floor Plan Models

While the Eichler sales brochures for Unit 1, Unit 2, and Unit 3 include drawings of nine different floor plan models, the Fairglen Additions include thirteen floor plan models. The plot plan included in the Eichler sales brochure for Unit 1, City of San Jose building permits, and the field survey indicate eight models in Unit 1 (SJ-E31, SJ-773, SJ-1003, SJ-1004, SJ-1103, SJ-

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1114, SJ -1163, and SJ-1184); two models in Unit 2 (SJ-24 and SJ-1534); and three models in Unit 3 (SJ-4, SJ-4D, and SJ-1504).

Unit 1

PLAN SJ-E31 (4 bedrooms, 2 baths, multi-purpose room, hobby area, atrium, 2-car garage)

This model is overall square in plan with a central atrium. The flush front entry to the atrium is located between the garage and the bedroom wing. The bedroom wing flanks one entire side of the plan, with the master bedroom and living/dining areas opening onto the patio (terrace) across the back.

Similar to Eichler Homes E-111 floor plan model, built in Palo Alto, Terra Linda, and the San Mateo Highlands, this model has an eight-foot high level roof. The garage with clerestory windows above a supporting cross-beam on one side; and bedrooms, punctuated with thin floor-to-ceiling windows on the other; flank the flush entry door, with clerestory and sidelight. Some models include concrete block siding on the bedroom side of the front elevation. The projecting beams are oriented front to back, creating deep shaded overhangs, left uncovered, or covered with lattice along the front elevation, depending on the model.

PLAN SJ-773 (3 bedrooms, 2 baths, multi-purpose room, 2-car garage)

This model is overall square in plan with a central atrium. The recessed front entry is located between the garage and the bedroom wing. The bedroom wing flanks one entire side of the plan, with the master bedroom and living/dining areas opening onto the patio (terrace) across the back.

This Palo Alto floor plan model, specifically requested by the original owner, has a low (2:12) sloped gable roof over the garage and entry, meeting an eight-foot level roof. The garage with clerestory windows above a supporting cross-beam on one side and bedroom wing flank the covered recessed entry. The exposed beams are oriented front to back, creating deep shaded overhangs.

PLAN SJ-1003 (3 bedrooms, 2 baths, multi-purpose room, courtyard, 2-car garage)

This model is overall L-shaped in plan, with a private front courtyard in the corner between the main bar of the house and the projecting garage. The recessed front entry is located between the garage and the bedroom wing. The bedroom wing flanks the short side of the plan, with two bedrooms on the front courtyard, and the master bedroom and living/dining areas opening onto the patio (terrace) across the back.

This model has an eight-foot high level roof. The garage with a supporting cross-beam on one side; and bedrooms, set back beyond the courtyard, on the other; flank the entry door, with clerestory and sidelight. The exposed beams are oriented side to side over the garage and front to back over the house, creating deep shaded overhangs.

PLAN SJ-1004 (4 bedrooms, 2 baths, multi-purpose room, courtyard, 2-car garage)

This model is overall L-shaped in plan, with a private front courtyard in the corner of the L between the main bar of the living/dining areas and the bedroom/garage wing of the house. The recessed sliding glass aluminum entry door is located in the corner of the L between the living

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areas and the bedroom wing. The living/dining areas open onto both the front courtyard and, along with the master bedroom suite, onto the patio (terrace) across the back.

This model has an eight-foot high level roof. The garage with clerestory windows above a supporting cross-beam in front of the bedroom wing on one side; and the living/dining areas, set back beyond the courtyard, on the other; flank the recessed entry door. The exposed beams are oriented front to back, creating deep shaded overhangs.

PLAN SJ-1103 (4 bedrooms, 2 baths, multi-purpose room, atrium, carport, garage)

This model is overall square in plan with a central atrium. The flush front entry to the atrium is located between the garage and the bedroom wing. The bedroom wing flanks one entire side of the plan, with the master bedroom and living/dining areas opening onto the patio (terrace) across the back.

Similar to Eichler Homes E-111 floor plan model, built in Palo Alto, Terra Linda, and the San Mateo Highlands, this model has an eight-foot high level roof. The garage with clerestory windows above a supporting cross-beam on one side; and bedrooms with concrete block siding and clerestory windows, framed by thin floor-to-ceiling windows on the other; flank the flush entry door, with clerestory and sidelight. Some models include concrete block siding on the bedroom side of the front elevation. The projecting beams are oriented front to back, creating deep shaded overhangs.

PLAN SJ-1114 (4 bedrooms, 2 baths, multi-purpose room, atrium, carport, garage)

This model is overall square in plan with a central atrium and projecting garage/carport. The front entry to the atrium is located between the garage/living and the bedroom wing. The bedroom wing flanks one side of the plan, while the living/dining areas wrap the atrium on one side and open onto the patio (terrace) across the back, adjacent to the master bedroom suite.

This model has a low (2:12) sloped gable roof on the garage side of the house, meeting an eight-foot level roof on the bedroom side. One half of the gable roof covers the one-car garage, and a supporting cross-beam projects across to an exposed post, forming a combination of covered porch and carport. The garage on one side, post and bedrooms on the other, flank the front entry to the atrium. The exposed beams are oriented front to back, creating deep shaded overhangs.

PLAN SJ-1163 (4 bedrooms, 2 baths, 2-car garage)

This model is overall square in plan without a central atrium. The front entry is located between the garage and the bedroom wing. The bedroom wing flanks one entire side of the plan, with the master bedroom and living/dining areas opening onto the patio (terrace) across the back.

This model has a low (2:12) sloped gable roof over the entry and living area windows, meeting an eight-foot high level roof on either side. The majority of the gable roof covers the living area, with one side forming a shallow covered porch. The garage with a supporting cross-beam on one side; and bedrooms, with no street-facing window on the other; flank the entry door, with clerestory and sidelight. The projecting beams are oriented front to back, and project across the front and rear, creating deep shaded overhangs.

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PLAN SJ-1184 (4 bedrooms, 2 baths, multi-purpose room, atrium, 2-car garage)

This model is overall T-shaped in plan with a central atrium and projecting garage. The front entry to the atrium is located between the master bedroom and the garage. The other bedroom wing, including the second bath with direct outside access, flanks the opposite side of the plan from the master bedroom, while the living/dining areas, accessed through the central atrium, open onto the patio (terrace) across the back.

This model has a low (2:12) sloped gable roof over the garage, meeting an eight-foot level roof on either side. The garage with clerestory windows above a supporting cross-beam on one side and master bedroom flank the recessed entry to the atrium. The exposed beams are oriented front to back, creating deep shaded overhangs.

Unit 2

PLAN SJ-24 (4 bedrooms, 2 baths, multi-purpose room, courtyard, 2-car garage)

This model is overall L-shaped in plan, with a private front courtyard in the corner of the L between the living/dining areas and the bedroom/garage wing of the house. Some models included modern organic shaped concrete courtyard patios. The recessed front entry is located in the corner of the L between the living areas and the bedroom wing. The living/dining areas open onto both the front courtyard and, along with the master bedroom suite, onto the patio (terrace) across the back.

This model has an eight-foot high level roof. The garage with clerestory windows above a supporting cross-beam on one side; and the living/dining areas, set back beyond the fenced courtyard on the other; flank the recessed entry door. The exposed beams are oriented front to back, creating deep shaded overhangs.

PLAN SJ-1534 (4 bedrooms, 2 baths, multi-purpose room, atrium, carport, garage)

This model is overall square in plan with a central atrium and projecting garage/carport. The front entry to the atrium is located between the garage/living and the bedroom wing. The bedroom wing, including the second bath with direct outside access, flanks one entire side of the plan, while the living/dining areas wrap the atrium on one side and open onto the patio (terrace) across the back, adjacent to the master bedroom suite across the back.

This model has a low (2:12) sloped gable roof on the garage side of the house, meeting an eight-foot level roof on bedroom side. One half of the gable roof covers the one-car garage, and a supporting cross-beam projects across to an exposed post, forming a combination of covered porch and carport. The garage on one side and post on the other flank the front entry to the atrium. An open skylight in the roof allows a unique light to fall onto the entry. The exposed beams are oriented front to back, creating deep shaded overhangs.

Unit 3

PLAN SJ-4 (4 bedrooms, 2 baths, multi-purpose room, hobby area, atrium, 2-car garage)

This model is overall square in plan with a central atrium. The flush front entry to the atrium is located between the garage and the bedroom wing. The bedroom wing, including the second bath with direct outside access, flanks one entire side of the plan, with the master bedroom and

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living/dining areas opening onto the patio (terrace) across the back, with the kitchen opening directly onto a separate smaller rear patio niche.

This model has an eight-foot high level roof, and a raised ten-foot high level roof with clerestory windows over the living and dining areas. The garage with clerestory windows above a supporting cross-beam on one side; and bedrooms, with either vertical wood or shingle siding and clerestory windows, framed by thin floor-to-ceiling windows on the other; flank the flush entry door, with clerestory and sidelight. The projecting beams are oriented front to back, and project across the front and rear, creating deep shaded overhangs.

PLAN SJ-4 "D" (4 bedrooms, 2 baths, multi-purpose room, hobby area, atrium, 2-car garage)

This model is overall square in plan with a central atrium. The flush front entry to the atrium is located between the garage and the bedroom wing. The bedroom wing, including the second bath with direct outside access, flanks one entire side of the plan, with the master bedroom and living/dining areas opening onto the patio (terrace) across the back, with the kitchen opening directly onto a separate smaller rear patio niche.

This unique model, designed by Claude Oakland & Associates, has an eight-foot high level roof, and an A-frame roof with clerestory windows over the central atrium. The garage with supporting cross-beam on one side; and bedrooms on the other; flank the flush entry door, with clerestory and sidelight. The projecting beams are oriented front to back, and project across the front and rear, creating deep shaded overhangs.

PLAN SJ-1504 (4 bedrooms, 2 baths, multi-purpose room, atrium, carport, garage)

This model is overall square in plan with a central atrium and projecting garage/carport. The front entry to the atrium is located between the garage/living and the bedroom wing. The bedroom wing, including the second bath with direct outside access, flanks one entire side of the plan, while the living/dining areas wrap the atrium on one side and open onto the patio (terrace) across the back, adjacent to the master bedroom suite across the back.

This model has a low (2:12) sloped gable roof on the garage side of the house, meeting an eight-foot level roof on bedroom side. One half of the gable roof covers the one-car garage, and a supporting cross-beam projects across to an exposed post, forming a combination of covered porch and carport. The garage on one side and post on the other flank the front entry to the atrium. The exposed beams are oriented front to back, creating deep shaded overhangs.

Alterations

Alterations to the subdivision design features consist primarily of replacement of street trees and concrete sidewalk sections over time due to deterioration. Primary alterations to individual homes include infill of carports and garages, and addition of sloped (4:12) roofs and second stories. Secondary alterations include changes to doors, windows, siding, chimneys, fencing, and landscaping features.

Integrity

All of the homes were built within the period of significance of the subdivision. The majority of the altered homes retain the primary features of the original home designs, and all of the

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alterations are either compatible or reversible. 204 out of the 218 homes retain the architectural integrity of the original Eichler design: either through the retention of all primary features, the installation of compatible alterations, or a combination of both. At least three of the homes have suffered substantial fire damage but have been restored to their original designs. In cases where infill of carports and garages, or the addition of sloped roofs and second stories has continued overall to retain the one-story massing and dominant flat or low-sloped roofs with deep overhangs over exposed beams, the homes continue to convey their associations with the original Eichler development. In cases where these additions have resulted in the overall loss of the one-story massing and dominant roof forms and materials, the homes have been determined to be non-contributors. However, these additions have also been determined to be reversible. None of the homes have been replaced or so transformed with a completely non-contextual architectural style, that the overall integrity of the district has been compromised, and the Fairglen Additions subdivision retains all seven aspects of integrity.

- **Location:** The Fairglen Additions subdivision remains on its original site. It therefore retains integrity of location.
- **Design:** The Fairglen Additions subdivision retains significant character-defining features of its original Mid-century Modern site and architecture design by master architects Jones and Emmons & Associates, and Anshen and Allen & Associates. The site design features of the subdivision include winding street layouts and building orientations, detached sidewalks with planting strips and trees, and streetlights. The architectural features of the homes include: flat or low-pitched roof forms; open plans with atrium or courtyard; minimal facades with integrated garages and vertically-grooved custom redwood plywood exterior siding; exposed post-and-beam construction with deep overhangs; large expanses of glazing and clerestory windows; and brick fireplaces. It therefore retains integrity of design.
- **Setting:** The area around the Fairglen Additions subdivision retains its historic character of similarly-sized single-family subdivisions, largely built within the same time-frame. The homes retain their location within the subdivision. The Fairglen Additions subdivision therefore retains integrity of setting.
- **Materials:** The Fairglen Additions subdivision retains the majority of its historic materials, including: above-ground wood power poles and power lines along rear property lines; detached concrete sidewalks with park strips, street trees, and steel street lights; square concrete curbs with driveway cuts, and gutters with storm drains; and front yards graded down to sidewalks. Although there have been some alterations to individual homes over time, the Fairglen Additions homes retain the majority of their historic materials including: post-and-beam construction; concrete slab foundations; vertical-grooved custom redwood plywood siding; large fixed floor-to-ceiling and clerestory plate-glass and sliding aluminum doors and windows; and brick fireplaces. It therefore retains integrity of materials.
- **Workmanship:** The Fairglen Additions subdivision retains the physical evidence of period construction techniques that reflect its Mid-century Modern design, including: post and beam construction with vertical-groove redwood plywood siding and exposed tongue-and-groove ceilings, flat or low-sloped roofing, and divided-concrete work. It therefore retains integrity of workmanship.

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- **Feeling:** The Fairglen Additions subdivision retains integrity of location, design, setting, materials, and workmanship, and continues to convey its historic postwar development patterns and Mid-century Modern design. It therefore retains integrity of feeling.
- **Association:** The property retains integrity of location, design, setting, materials, workmanship, and feeling, which combine to convey its original Mid-century Modern design by master architects Jones and Emmons & Associates, Anshen and Allen & Associates, and Claude Oakland & Associates; and its construction by master builder Joseph Eichler. Therefore, it retains integrity of association.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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 in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

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Architecture

Period of Significance

1959-61

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Joseph Eichler, Builder
Anshen and Allen, Architects
Claude Oakland & Associates, Architects
Jones and Emmons & Associates, Architects

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

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The Fairglen Additions subdivision is eligible for listing in the National Register of historic Places at the local level of significance under criterion C. The subdivision represents a significant and distinguishable mid-century modern postwar housing tract by master builder Joseph Eichler. While the houses may not meet criterion C individually, in its totality, the subdivision is a distinctive example of its type and conveys a sense of its time. It meets the registration requirements outlined in the Multiple Property Documentation Form "Housing Tracts of Joseph Eichler in San Jose, 1952-1963;" Themes: Postwar Housing Tract Development in San Jose, 1952-1963; and Modern Residential Architecture in San Jose, 1952-1963. It exemplifies the tenets of the modern movement and the important characteristics of Eichler's developments from this period; displays the significant character-defining features of postwar housing tract development and modern residential architecture in San Jose; dates from the period of significance; exhibits quality of design; and retains all seven factors of integrity. The period of significance is 1959-1961, reflecting the dates within which the subdivision was constructed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Fairglen Additions subdivision, consisting of 218 single-family homes, was completed in 1961. It is located on former orchard land, to the southwest of San Jose's early Willow Glen neighborhood. The Fairglen Additions subdivision is significant as an intact representation of the Housing Tracts of Joseph Eichler in San Jose, built at the height of the firm's productivity and renown. Standing at the central section of Eichler's Fairglen development in Willow Glen, it is the largest Eichler housing tract in San Jose.

Postwar Housing Tract Development

The San Francisco Bay Area was the gateway to World War II's Pacific Theater from 1941 to 1945. The large naval air station at Moffett Field was a center of war-time activity, and thousands of military personnel were brought to the area for training and processing. Many of them would return later to seek work and raise families.

William Hewlett and David Packard, two of engineering Professor Frederick Terman's students at Stanford, developed electronic test equipment in a Palo Alto garage in 1939, and during World War II, this small company obtained government contracts and continued to grow during the post-war period. Other local companies had reconstituted themselves during the war; Food Machinery Company (now United Defense) became a tank and weapon builder, and Joshua Hendy Iron Works (later taken over by Westinghouse) built steam engines and other military equipment for the Liberty ships.

Soon after World War II, the Santa Clara County business community had launched an active campaign to attract new non-agricultural related industries to the area. Early industries that established plants in the county included the Chicago's International Mineral and Chemical Corporation's Accent plant in 1946, the General Electric plant in the early 1950s, and International Business Machines (IBM) in 1953 who built a sprawling campus in South San José. IBM had established a punch-card plant in San José in the 1930s, and in 1949 their new research center in Downtown San José began the development of the disk drive.

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In 1954, the Stanford Industrial Park was established attracting the companies of Hewlett-Packard and the Varian brothers, also students of Terman, as well as Sylvania, Philco-Ford, General Electric, and Lockheed's research laboratory as well as the large Lockheed plant in Sunnyvale. These companies formed the nucleus of what became known as Silicon Valley.

The Fairglen Additions housing tract was developed during this early transitional period of industrialization and suburbanization in the Santa Clara Valley. The housing tract reflects the new reliance upon the automobile to get to work, as rural roads were widened into intercity transportation routes, expressways and freeways were being planned to crisscross the valley, and subdivisions were located on former orchard lands with access to new industrial employment centers, rather than the city center.

Between 1940 and 1950, as California's population increased by 53%, 850,000 veterans chose to return to live in the state after the war. The agricultural lands of Santa Clara Valley presented unique development opportunities for San José, which City Manager Dutch Hamann did not fail to recognize. Under the City's pro-growth leadership implemented by Hamann's aggressive annexation work, the City experienced phenomenal growth - from 95,000 in 1950 to over 500,000 in 1975, with the area of the City spreading at a quick pace, from 17 square miles in 1950 to 67 square miles in 1960. In 1958, building permits were issued for 5,722 single-family units, and the following year Eichler's Fairglen Additions subdivision was one of 150 subdivisions under construction. With annexation and construction of 218 homes, well over the 30- or 40-home subdivisions more typical of the earlier postwar period, the Fairglen Additions reflect the rapid pace of the residential development as San José found itself ideally placed for manufacturing and relatively affordable housing development at the southern edge of the San Francisco Peninsula.

Following Eichler's strategy of building on the edge of a popular area, the Fairglen Additions sales brochures indicate proximity to the infrastructure supporting the area's expansion: the schools, Valley Fair Shopping Center, General Electric Plant, San Jose Municipal Airport, County Health Center Hospital, and new freeway (Interstate 280). Within this context the brochures promise that in San Jose's Willow Glen Area buyers will find "the pleasures of country living - without sacrificing the comforts of an established community."

As testament to the success of the Fairglen Additions in creating its own sense of community, in 1962, the year after completion, the new neighbors created their own annual event dubbed "Art in Our Alley," that evolved into the Fairglen Art Festival. For 33 years the festival drew thousands of visitors from around the Bay Area, featuring talented local painters, craftspeople, weavers, and entertainers. Once the event grew to a scale that was no longer manageable, it closed with the last festival in 1995, replaced by annual smaller-scaled block parties beginning in 2001. The block parties continue today as a means to maintaining spirit in the Fairglen Additions neighborhood for those Eichler enthusiasts who celebrate their sense of place and community.

Mid-Century Modern Residential Architecture

Prior to World War II, Southern California architects Rudolph Schindler and Richard Neutra brought a European modernist aesthetic to the warm climates found in the southern part of the state. Between 1945 and 1962, editor John Entenza sponsored *Arts & Architecture* magazine's Case Study Program, featuring modern residential architecture for the California lifestyle. The

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Case Study Houses took advantage of California's weather and culture to further blur the distinction between indoor and outdoor, and formal and informal spaces. The primary living areas opened onto private gardens, which were clearly delineated and protected from the street. Case Study Houses presented environments in which the work of modern furniture and landscape designers was also featured."

In northern California, architect William Wurster, who later became Dean of the College of Environmental Design at the University of California, Berkeley, further incorporated natural materials, vernacular forms, and simply expressed construction principles, such as open tongue-and-groove ceilings on exposed post-and-beam construction carrying low-sloped roofs, to create what is now known as the "Second Bay Tradition" style.

By 1959, Eichler Homes had constructed over 5,000 homes, including developments in Sunnyvale, Menlo Park, Redwood City, and Palo Alto. At the time the of the opening of the San Jose Fairglen Additions subdivision, Joseph Eichler explained that after months of effort by Jones & Emmons, AIA, and Jones & Emmons, AIA, "we believe this is the first time in the history of Northern California – or the entire nation, that a major homebuilder has been able to develop six completely different floor-plan concepts, each individually tailored in the pattern of living for a specific family." Each of the concepts emphasized modest-scaled homes exhibiting the Mid-Century Modern elements of exposed post-and-beam construction carrying low-sloped roofs, minimal facades, and open plans with indoor-outdoor relationships.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 46.8 gross acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|-----------------|-------------------|
| 1. Zone: 10S | Easting: 597131 | Northing: 4126897 |
| 2. Zone: 10S | Easting: 597435 | Northing: 4126427 |
| 3. Zone: 10S | Easting: 596625 | Northing: 4126166 |
| 4. Zone: 10S | Easting: 596877 | Northing: 4126629 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for the proposed district includes all of the properties listed in the attached table within **Section: Additional Documentation** (listed by both street address and County Assessor’s parcel numbers), San Jose, California 95125. For a visual image of these boundaries see the accompanying map entitled “Fairglen Additions – units 1, 2, 3 Sketchmap”, also located in **Section: Additional Documentation**. The detailed district boundaries are described as follows:

Beginning at the southwesterly corner of Booksin and Curtner Avenues and proceeding southerly along the easterly street frontages of the properties on the west side of Booksin Avenue to the southeasterly corner of 2437 Booksin Avenue. Then proceeding westerly along the south property lines of 2437 Booksin Avenue and 2435 Fairglen Drive and crossing Fairglen Drive to the southeasterly corner of 1622 Andalusia Way. Proceeding then westerly along the rear lot lines of the properties on the south side of Andalusia Way to Fairdell Drive and then across Fairdell Drive and across the south side properties lines of 2503 Fairdell Drive and 2582 Briarwood Drive. Then proceeding northerly along the westerly street frontages of the properties on the east side of Briarwood Drive to the northwest corner of 1679 Fairwood Avenue, and then easterly along the rear properties lines of the properties on the north side of Fairwood Avenue to the northeast corner of 1661 Fairwood Avenue. Proceeding northerly along the rear property lines of the properties on the west side of Fairhill Lane to Curtner Avenue, then easterly along the south side of Curtner Avenue to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The proposed boundary includes all of the properties that have or had resources historically associated with the Fairglen Additions Subdivision (Tracts 2238, 2239, and 2240), consisting of all 218 lots as recorded with the County of Santa Clara and then built upon from 1959-

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1961. The boundaries represent the historic boundaries of Fairglen Additions, developed by Eichler Homes.

11. Form Prepared By

name/title: Sally Notthoff Zarnowitz, AIA, LEED AP
organization: _____
street & number: 11642 Fairlawn Avenue
city or town: San Jose state: CA zip code: 95125
e-mail snzarnowitz@gmail.com
telephone: 1-408-505-6424
date: Submitted October 26, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Including Name of Property, City or Vicinity, County, State, Photographer, Date Photographed, Description of Photograph(s) and number, include description of view indicating direction of camera, and Page.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 1

<p><u>Fairglen Additions</u> Name of Property <u>Santa Clara, California</u> County and State <u>Housing Tract of Eichler San Jose 1952-1963</u> Name of multiple listing (if applicable)</p>
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FAIRGLEN ADDITIONS HISTORIC DISTRICT CONTRIBUTING RESOURCES

No.	Address			Model	Unit Year	Status	Description Alterations
1	1622	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium <i>garage enclosure</i>
2	1623	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
3	1624	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
4	1625	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
5	1627	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
6	1628	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
7	1629	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
8	1630	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
9	1631	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
10	1632	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
11	1633	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
12	1634	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
13	1636	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium <i>compatible 2-story addition</i>
14	1637	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
15	1638	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
16	1639	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
17	1640	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
18	1641	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium <i>window alterations</i>
19	1642	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium

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Name of multiple listing (if applicable)

20	1643	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium <i>garage enclosure</i>
21	1644	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
22	1646	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
23	1647	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium <i>fire damage reconstruction, siding alterations (vertical wood)</i>
24	1648	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
25	1649	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
26	1651	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
27	1653	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
28	1655	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium <i>compatible 2-story addition</i>
29	1657	Andalusia	Wy	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
30	1659	Andalusia	Wy	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
31	2251	Booksin	Av	SJ - 1114	Unit 1 1959	C	<i>carport enclosure</i>
32	2255	Booksin	Av	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
33	2259	Booksin	Av	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard
34	2263	Booksin	Av	SJ - 1003	Unit 1 1959	C	level roof, 2-car garage, courtyard
35	2267	Booksin	Av	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
36	2271	Booksin	Av	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
37	2275	Booksin	Av	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard <i>siding alterations (horizontal vinyl)</i>
38	2279	Booksin	Av	SJ - 1004	Unit 1 1959	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof</i>

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							<i>alterations</i>
39	2283	Booksin	Av	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
40	2287	Booksin	Av	SJ - 1114	Unit 1 1959	C	gable roof, 1-car garage, atrium
41	2291	Booksin	Av	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
42	2295	Booksin	Av	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard <i>beam and siding alterations</i> <i>(stucco)</i>
43	2299	Booksin	Av	SJ - E31	Unit 1 1959	NC	level roof, 2-car garage, atrium <i>non-compatible 4:12 roof</i> <i>alterations</i>
44	2303	Booksin	Av	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard
45	2309	Booksin	Av	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
46	2327	Booksin	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
47	2345	Booksin	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
48	2353	Booksin	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
49	2367	Booksin	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
50	2381	Booksin	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium <i>siding alterations (stone)</i>
51	2395	Booksin	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
52	2409	Booksin	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
53	2423	Booksin	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
54	2437	Booksin	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
55	2442	Briarwood	Dr	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>window alterations</i>
56	2462	Briarwood	Dr	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
57	2466	Briarwood	Dr	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium

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58	2468	Briarwood	Dr	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
59	2470	Briarwood	Dr	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>carport enclosure</i>
60	2472	Briarwood	Dr	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
61	2474	Briarwood	Dr	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>siding alterations (shingle)</i>
62	2478	Briarwood	Dr	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>carport enclosure</i>
63	2582	Briarwood	Dr	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
64	2278	Fairglen	Dr	SJ - 1114	Unit 1 1959	C	gable roof, 1-car garage, atrium
65	2282	Fairglen	Dr	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
66	2285	Fairglen	Dr	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard
67	2286	Fairglen	Dr	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard
68	2289	Fairglen	Dr	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
69	2290	Fairglen	Dr	SJ - 1103	Unit 1 1959	C	level roof, 2-car garage, courtyard
70	2294	Fairglen	Dr	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
71	2298	Fairglen	Dr	SJ - 1114	Unit 1 1959	C	gable roof, 1-car garage, atrium
72	2302	Fairglen	Dr	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
73	2308	Fairglen	Dr	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
74	2326	Fairglen	Dr	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
75	2344	Fairglen	Dr	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
76	2354	Fairglen	Dr	SJ - 4D	Unit 3 1961	C	A-frame roof, 2-car garage, atrium (sales model)
77	2366	Fairglen	Dr	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
78	2378	Fairglen	Dr	SJ - 4	Unit 3	C	level roof, 2-car garage, atrium

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					1961		
79	2390	Fairglen	Dr	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
80	2402	Fairglen	Dr	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
81	2418	Fairglen	Dr	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
82	2434	Fairglen	Dr	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
83	2503	Fairdell	Dr	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium <i>post alterations</i>
84	2352	Fairgrove	Ct	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
85	2360	Fairgrove	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
86	2361	Fairgrove	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
87	2368	Fairgrove	Ct	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
88	2369	Fairgrove	Ct	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
89	2377	Fairgrove	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
90	2378	Fairgrove	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
91	2385	Fairgrove	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
92	2390	Fairgrove	Ct	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
93	2393	Fairgrove	Ct	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
94	2252	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
95	2253	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
96	2256	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
97	2257	Fairhill	Ln	SJ - 1103	Unit 1 1959	C	level roof, 2-car garage, atrium, block
98	2260	Fairhill	Ln	SJ - 1003	Unit 1 1959	C	level roof, 2-car garage, courtyard

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99	2261	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
100	2264	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
101	2265	Fairhill	Ln	SJ - 1103	Unit 1 1959	C	level roof, 2-car garage, atrium, block
102	2268	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
103	2269	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
104	2272	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
105	2273	Fairhill	Ln	SJ - 1103	Unit 1 1959	C	level roof, 2-car garage, atrium, block <i>compatible 4:12 roof alterations</i>
106	2276	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium <i>garage enclosure</i>
107	2277	Fairhill	Ln	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
108	1609	Fairlawn	Av	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard <i>compatible 1-story courtyard addition</i>
109	1612	Fairlawn	Av	SJ - 1114	Unit 1 1959	C	gable roof, 1-car garage, atrium
110	1613	Fairlawn	Av	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
111	1618	Fairlawn	Av	SJ - 1004	Unit 1 1959	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof addition</i>
112	1621	Fairlawn	Av	SJ - 1114	Unit 1 1959	NC	gable roof, 1-car garage, atrium <i>non-compatible 2-story addition, carport enclosure</i>
113	1622	Fairlawn	Av	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
114	1626	Fairlawn	Av	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
115	1632	Fairlawn	Av	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard
116	1636	Fairlawn	Av	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
117	1638	Fairlawn	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium

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118	1642	Fairlawn	Av	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
119	1644	Fairlawn	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
120	1648	Fairlawn	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
121	1650	Fairlawn	Av	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
122	1654	Fairlawn	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
123	1658	Fairlawn	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
124	1660	Fairlawn	Av	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
125	1662	Fairlawn	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
126	1664	Fairlawn	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>garage enclosure</i>
127	1668	Fairlawn	Av	SJ - 24	Unit 2 1960	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof addition</i>
128	2285	Fairlawn	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
129	2289	Fairlawn	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
130	2290	Fairlawn	Ct	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard <i>fire damage reconstruction</i>
131	2295	Fairlawn	Ct	SJ - 733	Unit 1 1959	C	gable roof, 2-car garage, courtyard
132	2299	Fairlawn	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
133	2401	Fairoak	Ct	SJ - 24	Unit 2 1960	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof addition</i>
134	2408	Fairoak	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>2-story addition</i>
135	2409	Fairoak	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
136	2416	Fairoak	Ct	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
137	2417	Fairoak	Ct	SJ - 24	Unit 2 1960	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof</i>

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							<i>addition</i>
138	2424	Fairoak	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>carport enclosure</i>
139	2425	Fairoak	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
140	2432	Fairoak	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>carport enclosed, siding alterations (stone)</i>
141	2440	Fairoak	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
142	2441	Fairoak	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
143	2433	Fairoak	Ct	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
144	2448	Fairoak	Ct	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
145	2449	Fairoak	Ct	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard <i>fire damage reconstruction</i>
146	1665	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
147	1661	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
148	1659	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
149	1657	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
150	1653	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
151	1651	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
152	1649	Fairorchard	Av	SJ - 4	Unit 3 1961	NC	level roof, 2-car garage, atrium <i>non-compatible 2-story 4:12 roof addition</i>
153	1645	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
154	1643	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
155	1641	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
156	1637	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium <i>window alteration</i>
157	1635	Fairorchard	Av	SJ - 4	Unit 3	C	level roof, 2-car garage, atrium

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					1961		
158	1633	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
159	1629	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
160	1627	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
161	1623	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
162	1621	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
163	1622	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
164	1624	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
165	1628	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
166	1630	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
167	1634	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
168	1636	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
169	1640	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
170	1642	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
171	1644	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
172	1648	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
173	1650	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium <i>siding alteration (wood)</i>
174	1652	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
175	1654	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium <i>garage enclosure</i>
176	1658	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium
177	1660	Fairorchard	Av	SJ - 4	Unit 3 1961	C	level roof, 2-car garage, atrium

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178	1662	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium
179	1666	Fairorchard	Av	SJ - 1504	Unit 3 1961	C	gable roof, 1-car garage, atrium <i>window alteration</i>
180	2253	Fairvalley	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
181	2254	Fairvalley	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
182	2257	Fairvalley	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
183	2258	Fairvalley	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
184	2261	Fairvalley	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
185	2262	Fairvalley	Ct	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
186	2265	Fairvalley	Ct	SJ - 1163	Unit 1 1959	C	gable roof, 2-car garage
187	2266	Fairvalley	Ct	SJ - 1163	Unit 1 1959	C	gable roof, 2-car garage
188	2269	Fairvalley	Ct	SJ - 1163	Unit 1 1959	C	gable roof, 2-car garage
189	2270	Fairvalley	Ct	SJ - 1163	Unit 1 1959	C	gable roof, 2-car garage
190	1609	Fairwood	Av	SJ - 1114	Unit 1 1959	C	gable roof, 1-car garage, atrium level roof, 2-car garage, atrium
191	1617	Fairwood	Av	SJ - E31	Unit 1 1959	NC	<i>non-compatible 4:12 roof alteration</i>
192	1625	Fairwood	Av	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard <i>compatible 2-story addition</i>
193	1626	Fairwood	Av	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard
194	1633	Fairwood	Av	SJ - E31	Unit 1 1959	C	Level roof, 2-car garage, atrium
195	1634	Fairwood	Av	SJ - 1184	Unit 1 1959	C	gable roof, 2-car garage, courtyard <i>siding alterations (diagonal wood)</i>
196	1642	Fairwood	Av	SJ - 1004	Unit 1 1959	C	level roof, 2-car garage, courtyard

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197	1648	Fairwood	Av	SJ - 1114	Unit 1 1959	C	gable roof, 1-car garage, atrium <i>siding alterations (concrete block)</i>
198	1654	Fairwood	Av	SJ - 1004	Unit 1 1959	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof alteration</i>
199	1660	Fairwood	Av	SJ - E31	Unit 1 1959	C	level roof, 2-car garage, atrium
200	1661	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
201	1662	Fairwood	Av	SJ - 24	Unit 2 1960	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof alteration</i>
202	1663	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
203	1664	Fairwood	Av	SJ - 1534	Unit 2 1960	NC	gable roof, 1-car garage, atrium <i>non-compatible 4:12 roof alteration</i>
204	1665	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
205	1666	Fairwood	Av	SJ - 24	Unit 2 1960	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof and window alterations</i>
206	1667	Fairwood	Av	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard <i>window alterations</i>
207	1668	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
208	1669	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
209	1670	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
210	1671	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
211	1672	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
212	1673	Fairwood	Av	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
213	1674	Fairwood	Av	SJ - 24	Unit 2 1960	C	level roof, 2-car garage, courtyard
214	1675	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>carport enclosure, siding alterations (shingle)</i>

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 Name of multiple listing (if applicable)

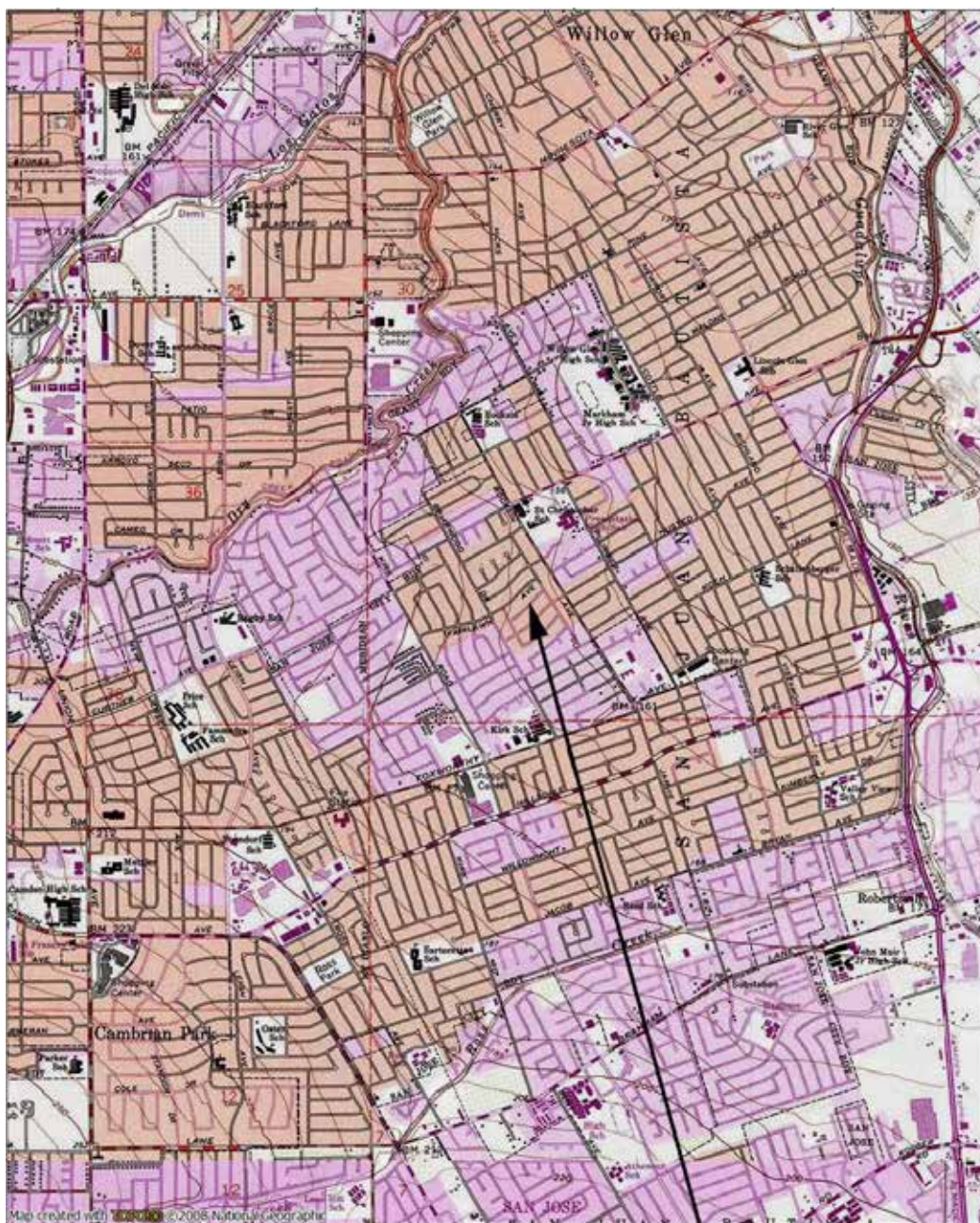
215	1676	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
216	1677	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium <i>compatible 2-story addition</i>
217	1678	Fairwood	Av	SJ - 1534	Unit 2 1960	C	gable roof, 1-car garage, atrium
218	1679	Fairwood	Av	SJ - 24	Unit 2 1960	NC	level roof, 2-car garage, courtyard <i>non-compatible 4:12 roof alterations</i>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 13

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



USGS San Jose West, 1961 (photorevised 1980).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number AD Page 14

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Google Earth 2018 – outline of proposed district boundaries.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 15

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Map of Contributor /Non-Contributor properties

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 16

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Map of distribution of floor plan models

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 17

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

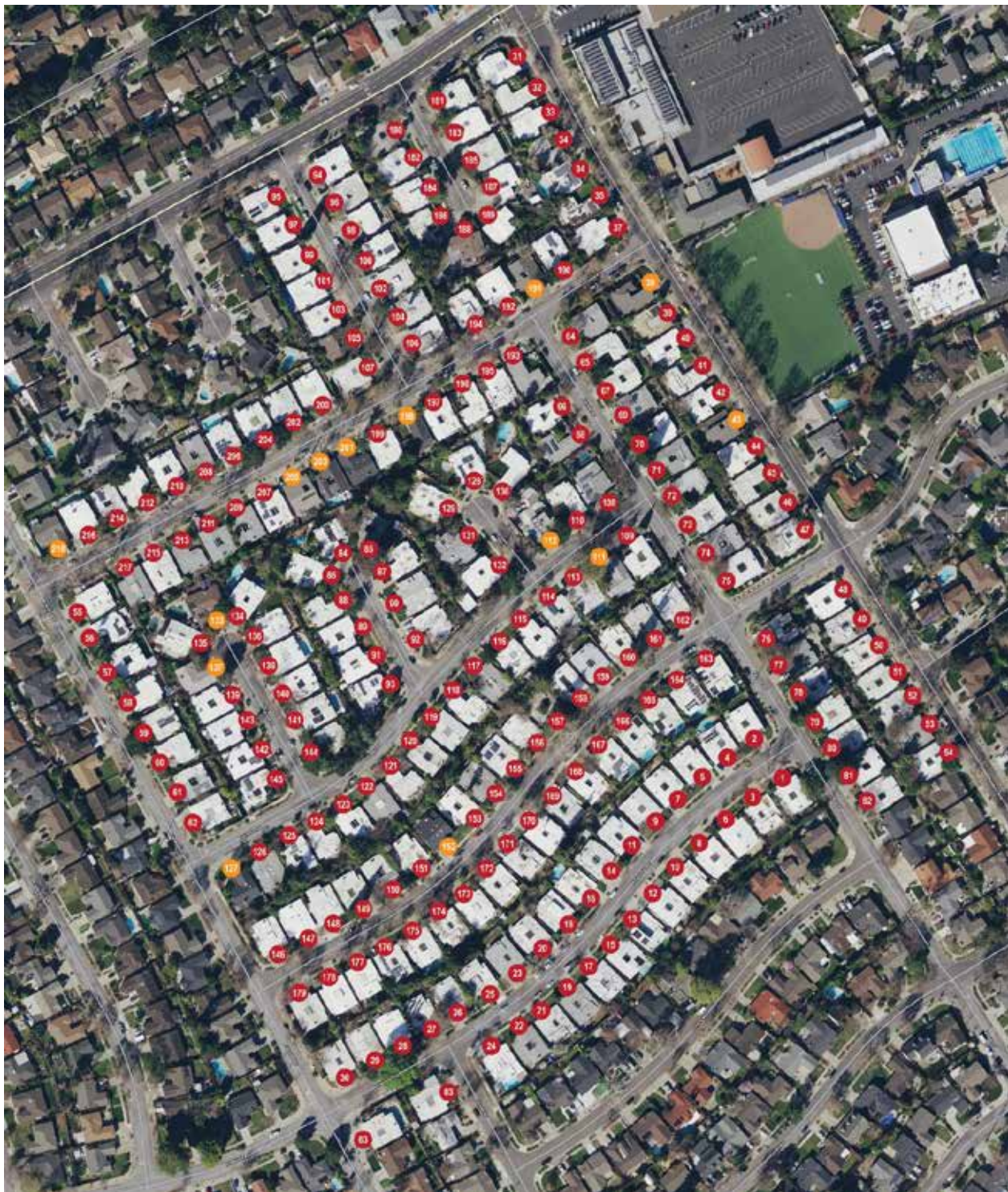
Name of multiple listing (if applicable)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number AD Page 18

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Numbered map of contributors (red) and noncontributors (orange) within boundary

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Fairglen Additions
 Name of Property
Santa Clara, California
 County and State
Housing Tract of Eichler San Jose 1952-1963
 Name of multiple listing (if applicable)

Section number AD Page 19

Photograph Log

Name of Property	Fairglen Additions
City or Vicinity	San Jose
County	Santa Clara County
State	CA
Name of Photographer	Sally Notthoff Zarnowitz
Date of Photographs	June 2017
Location of Original Digital Files	11642 Fairlawn Ave., San Jose, CA 95025
Number of Photographs	13

- Photo #1 (CA_Santa Clara County Fairglen Additions_0001) (Booksin Ave.)
- Photo #2 (CA_Santa Clara County Fairglen Additions _0002) (Briarwood Dr.)
- Photo #3 (CA_Santa Clara County_ Fairglen Additions _0003) (Fairorchard Ave.)
- Photo #4 (CA_Santa Clara County_ Fairglen Additions _0004) (Fairwood Ave.)
- Photo #5 (CA_Santa Clara County_ Fairglen Additions _0005) (Andalusia Way)
- Photo #6 (CA_Santa Clara County_ Fairglen Additions _0006) (Lightpost)
- Photo #7 (CA_Santa Clara County_ Fairglen Additions _0007) (Sidewalk)
- Photo #8 (CA Santa Clara County Fairglen Additions 0008) (2260 Fairhill Ln.)
- Photo #9 (CA Santa Clara County Fairglen Additions 0009) (1642 Fairwood Ave.)
- Photo #10 (CA Santa Clara County Fairglen Additions 0010) (2257 Fairhill Ln.)
- Photo #11 (CA Santa Clara County Fairglen Additions 0011) (2298 Fairglen Ave.)
- Photo #12 (CA Santa Clara County Fairglen Addition 0012) (2266 Fairvalley Ct.)
- Photo #13 (CA Santa Clara County Fairglen Additions 0013) (1632 Fairlawn Ave.)
- Photo #14 (CA_Santa Clara County Fairglen Additions_0014) (2285 Fairlawn Ct.)
- Photo #15 (CA_Santa Clara County Fairglen Additions _0015) (2295 Fairlawn Ct.)
- Photo #16 (CA_Santa Clara County_ Fairglen Additions _0016) (1642 Fairlawn Ave.)
- Photo #17 (CA_Santa Clara County_ Fairglen Additions _0017) (1670 Fairwood Ave.)
- Photo #18 (CA_Santa Clara County_ Fairglen Additions _0018) (1648 Andalusia Way)
- Photo #19 (CA_Santa Clara County_ Fairglen Additions _0019) (2354 Fairglen Ave.)
- Photo #20 (CA_Santa Clara County_ Fairglen Additions _0020) (1623 Andalusia Way)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

<u>Fairglen Additions</u>
Name of Property
<u>Santa Clara, California</u>
County and State
<u>Housing Tract of Eichler San Jose 1952-1963</u>
Name of multiple listing (if applicable)

Section number AD Page 20

Historic Photos and Aerials

Name of Property	Fairglen Additions
City or Vicinity	San Jose
County	Santa Clara County
State	CA
Number of Figures	3

Photo #1 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_001) (Unit 2 Plot Plan, Jones and Emmons & Associates)

Photo #2 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_002) (Unit 3 Plot Plan, Jones and Emmons & Associates)

Photo #3 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_003) (SJ-4 Floor Plan, Claude Oakland & Associates)

Photo #4 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_004) (SJ-4 Elevations, Claude Oakland & Associates)

Photo #5 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_005) (SJ-4D Elevations, Claude Oakland & Associates)

Photo #6 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_006) (SJ-4 Floor Plan and Elevation Presentation Drawings, Claude Oakland & Associates)

Photo #7 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_007) (Unit 2 Eichler Homes Sales Brochure, p. 4))

Photo #8 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_008) (Unit 2 Eichler Homes Sales Brochure, p.5)

Photo #9 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_009) (SJ-1003 Floor Plan, Claude Oakland & Associates)

Photo #10 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_010) (E-31, Ernest Braun Photographer for "The Eichler Story," in *Architecture/West*, 1962)

Photo #11 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_011) (Art Festival, 1969)

Photo #12 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_012) (Art Festival, 1969)

Photo #13 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_013) (Art Festival, 1969)

Photo #14 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_014) (Art Festival, 1969)

Photo #15 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_015) (Art Festival, 1969)

Photo #16 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_016) (Art Festival, 1969)

Photo #17 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_017) (Art Festival, 1969)

Photo #18 (CA_Santa Clara County_Fairglen Additions_Additional Documentation_018) (Art Festival, 1969)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number AD Page 21

<u>Fairglen Additions</u>
Name of Property
<u>Santa Clara, California</u>
County and State
<u>Housing Tract of Eichler San Jose 1952-1963</u>
Name of multiple listing (if applicable)

Photo #19 (CA_Santa Clara County_ Fairglen Additions _Additional Documentation_019) (Art Festival, 1969)

Photo #20 (CA_Santa Clara County_ Fairglen Additions _Additional Documentation_020) (Art Festival, 1969)

Photo #21 (CA_Santa Clara County_ Fairglen Additions _Additional Documentation_021) (Art Festival, 1969)

Photo #22 (CA_Santa Clara County_ Fairglen Additions _Additional Documentation_022) (Art Festival, 1969)

Photo #23 (CA_Santa Clara County_ Fairglen Additions _Additional Documentation_023) (Art Festival, 1969)

Photo #24 (CA_Santa Clara County_ Fairglen Additions _Additional Documentation_024) (Art Festival, 1969)

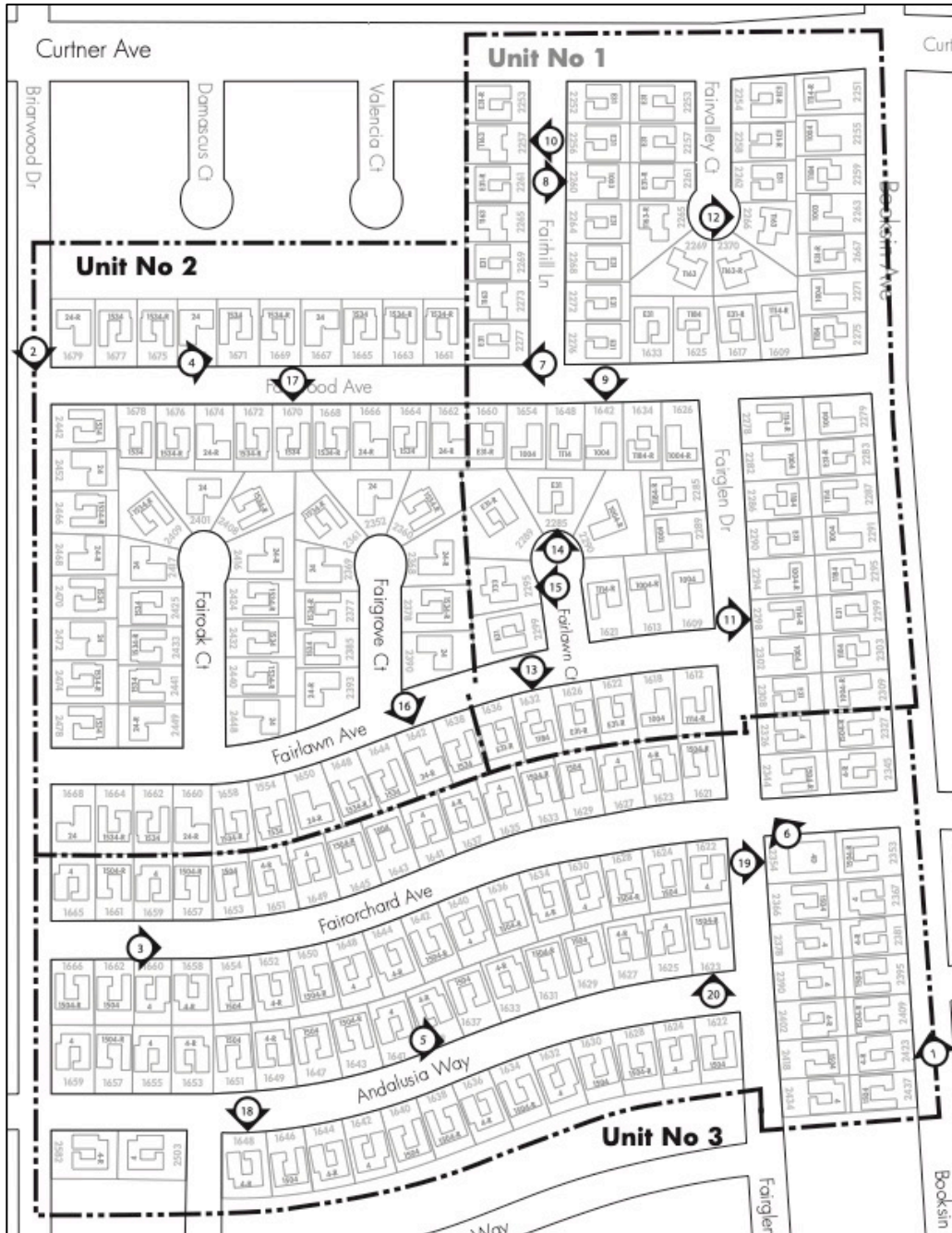
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 22

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)

Photo Key



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number AD Page 23

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 1 of 20
(Booksin Ave)



Fairglen Additions
Santa Clara County, CA
Photo 2 of 20
(Briarwood Dr)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number AD Page 24

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 3 of 20
(Fairorchard Ave)



Fairglen Additions
Santa Clara County, CA
Photo 4 of 20
(Fairwood Ave)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number AD Page 25

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 5 of 20
(Andalusia Way)



Fairglen Additions
Santa Clara County, CA
Photo 6 of 21
(Lightpost)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number AD Page 26

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 7 of 20
(Sidewalk)



Fairglen Additions
Santa Clara County, CA
Photo 8 of 20
(SJ-1003) (98)

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number AD Page 27

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 9 of 20
(SJ-1004) (196)



Fairglen Additions
Santa Clara County, CA
Photo 10 of 20
(SJ-1103) (97)

**United States Department of the Interior
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**National Register of Historic Places
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Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 11 of 20
(SJ-1114) (71)



Fairglen Additions
Santa Clara County, CA
Photo 12 of 20
(SJ-1163) (187)

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National Park Service**

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Continuation Sheet**

Section number AD Page 29

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 13 of 20
(SJ-1184) (115)



Fairglen Additions
Santa Clara County, CA
Photo 14 of 20
(SJ-E31) (128)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 15 of 20
(SJ-733) (131)



Fairglen Additions
Santa Clara County, CA
Photo 16 of 20
(SJ-24) (118)

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**National Register of Historic Places
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Section number AD Page 31

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 17 of 20
(SJ-1534) (209)



Fairglen Additions
Santa Clara County, CA
Photo 18 of 20
(SJ-4) (24)

**United States Department of the Interior
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Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Photo 19 of 20
(SJ-4D) (76)



Fairglen Additions
Santa Clara County, CA
Photo 20 of 20
(SJ-1504) (4)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 33

Fairglen Additions

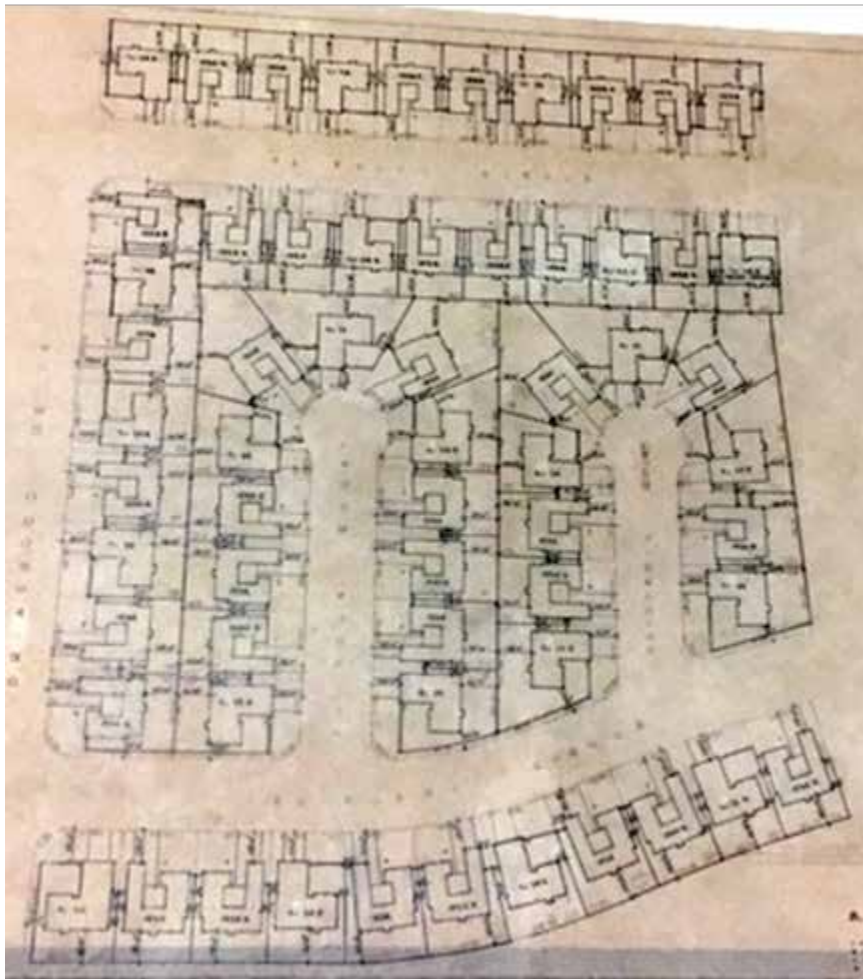
Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



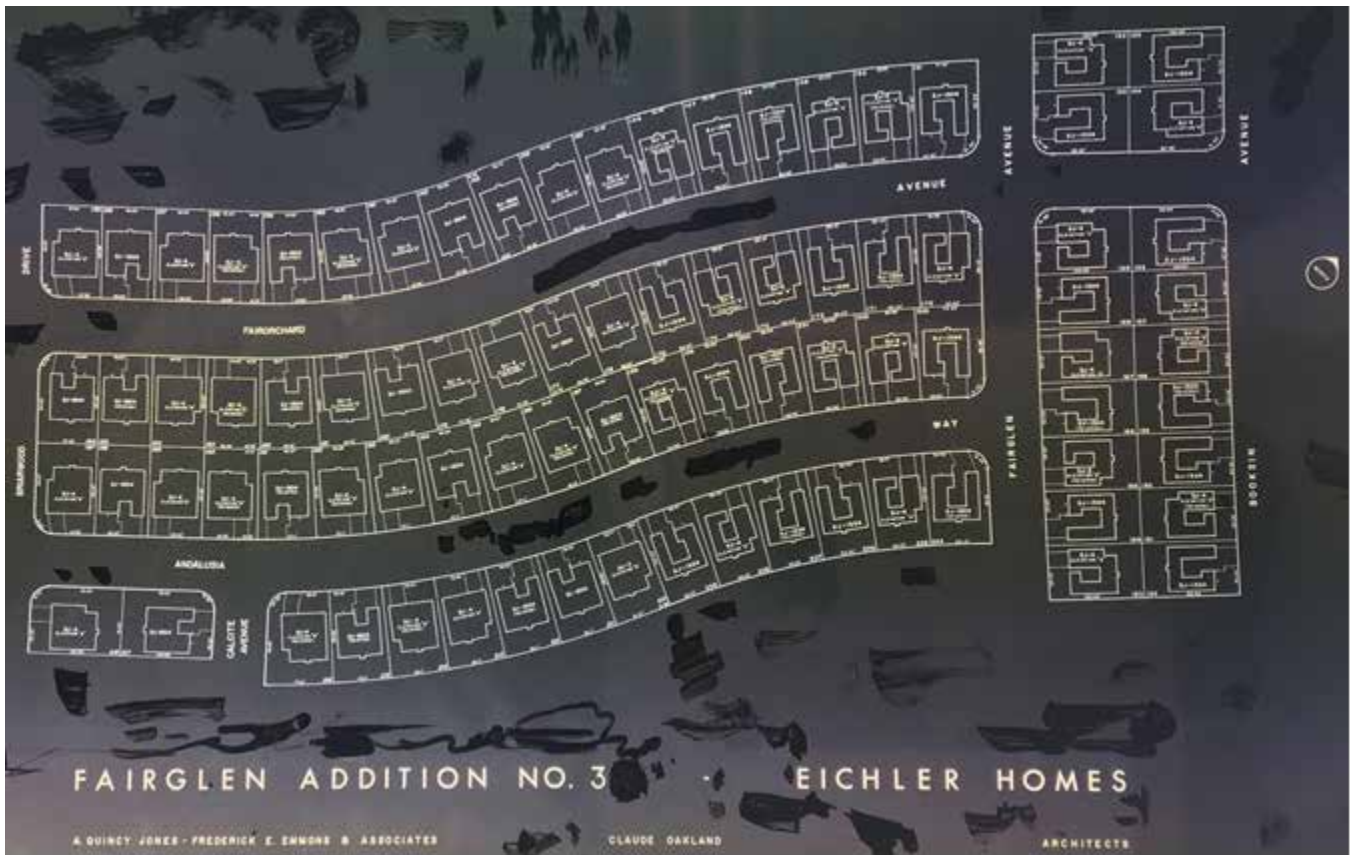
Fairglen Additions
Santa Clara County, CA
Historic Figure 1 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 34

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



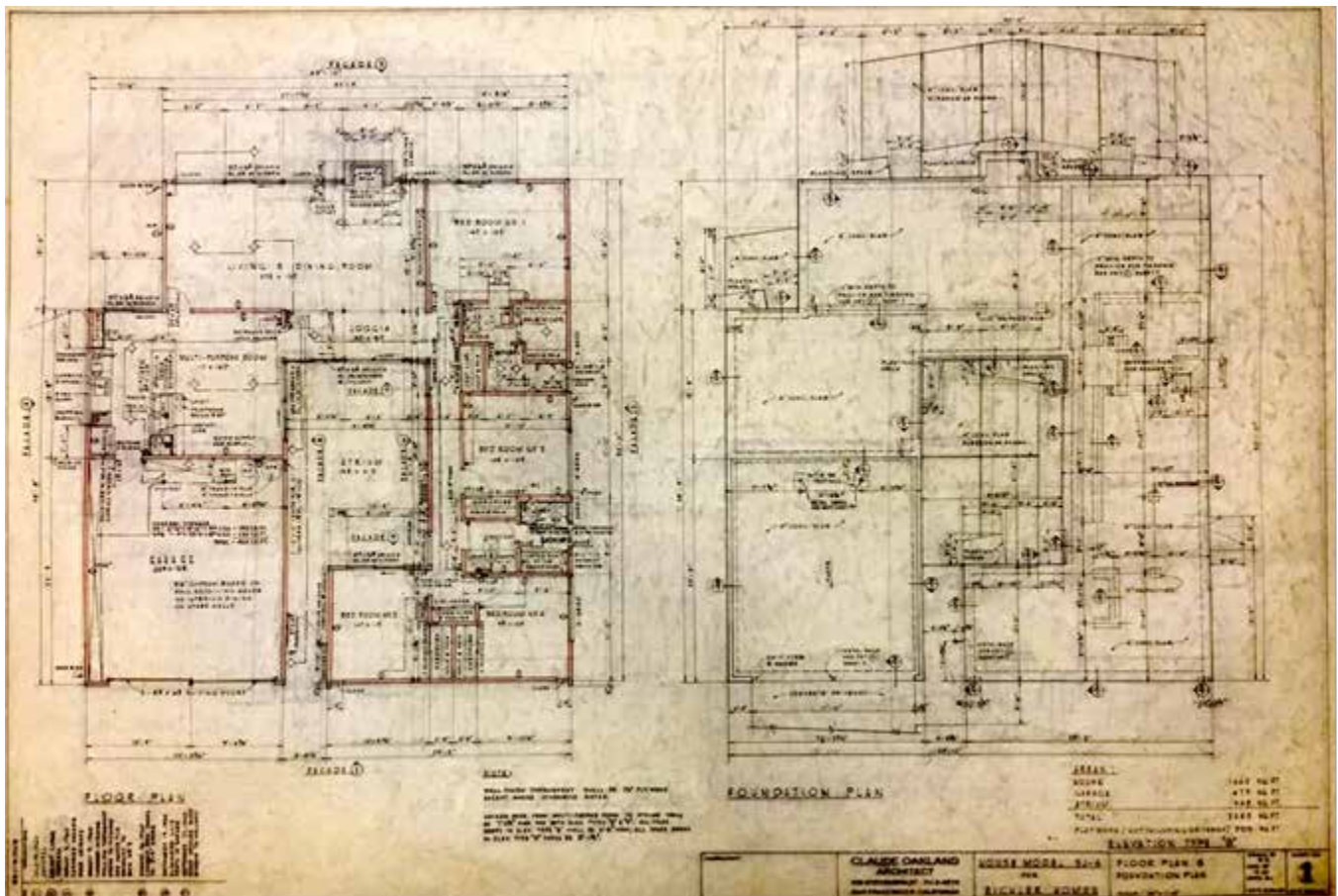
Fairglen Additions
Santa Clara County, CA
Historic Figure 2 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 35

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



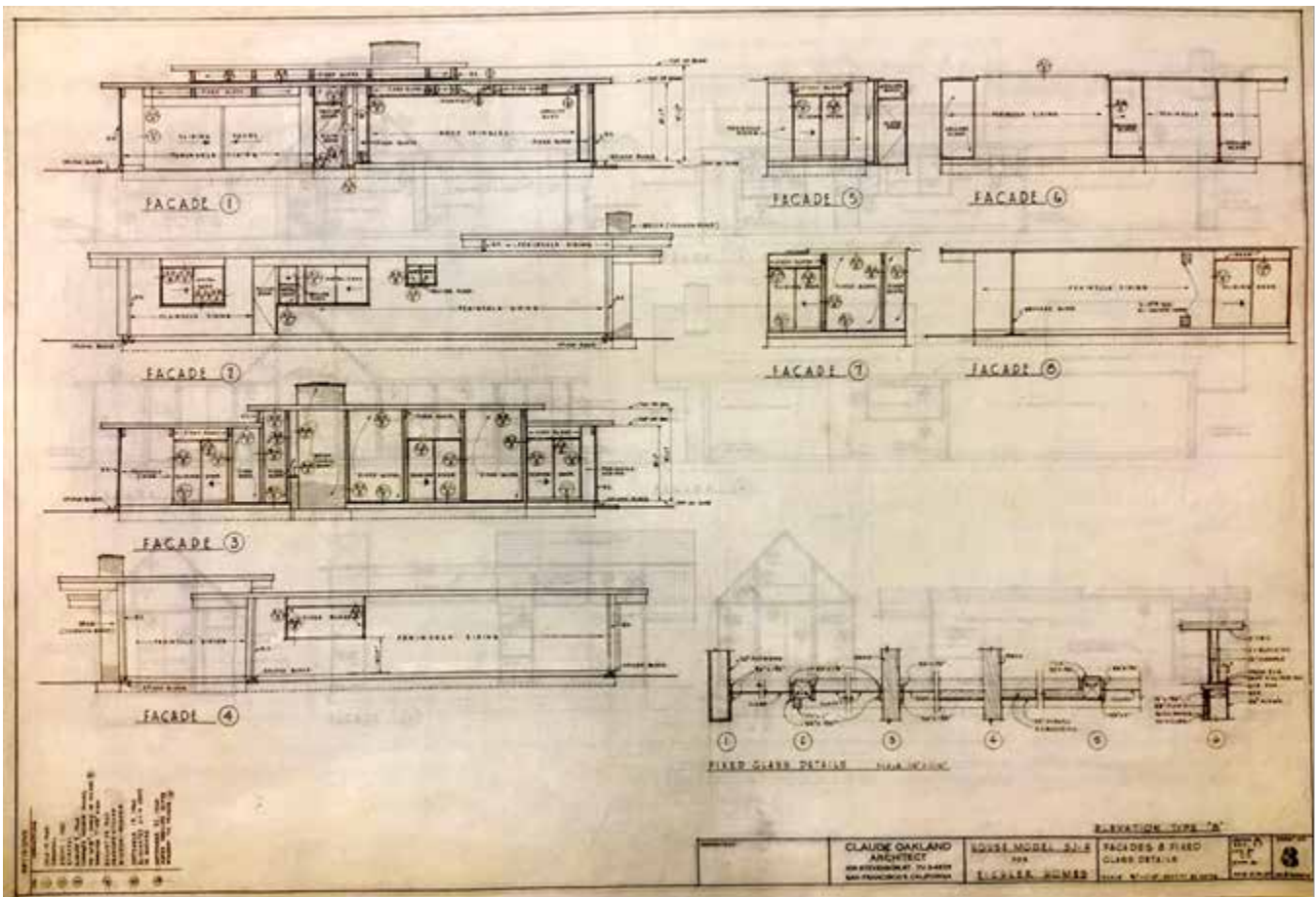
Fairglen Additions
Santa Clara County, CA
Historic Figure 3 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 36

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



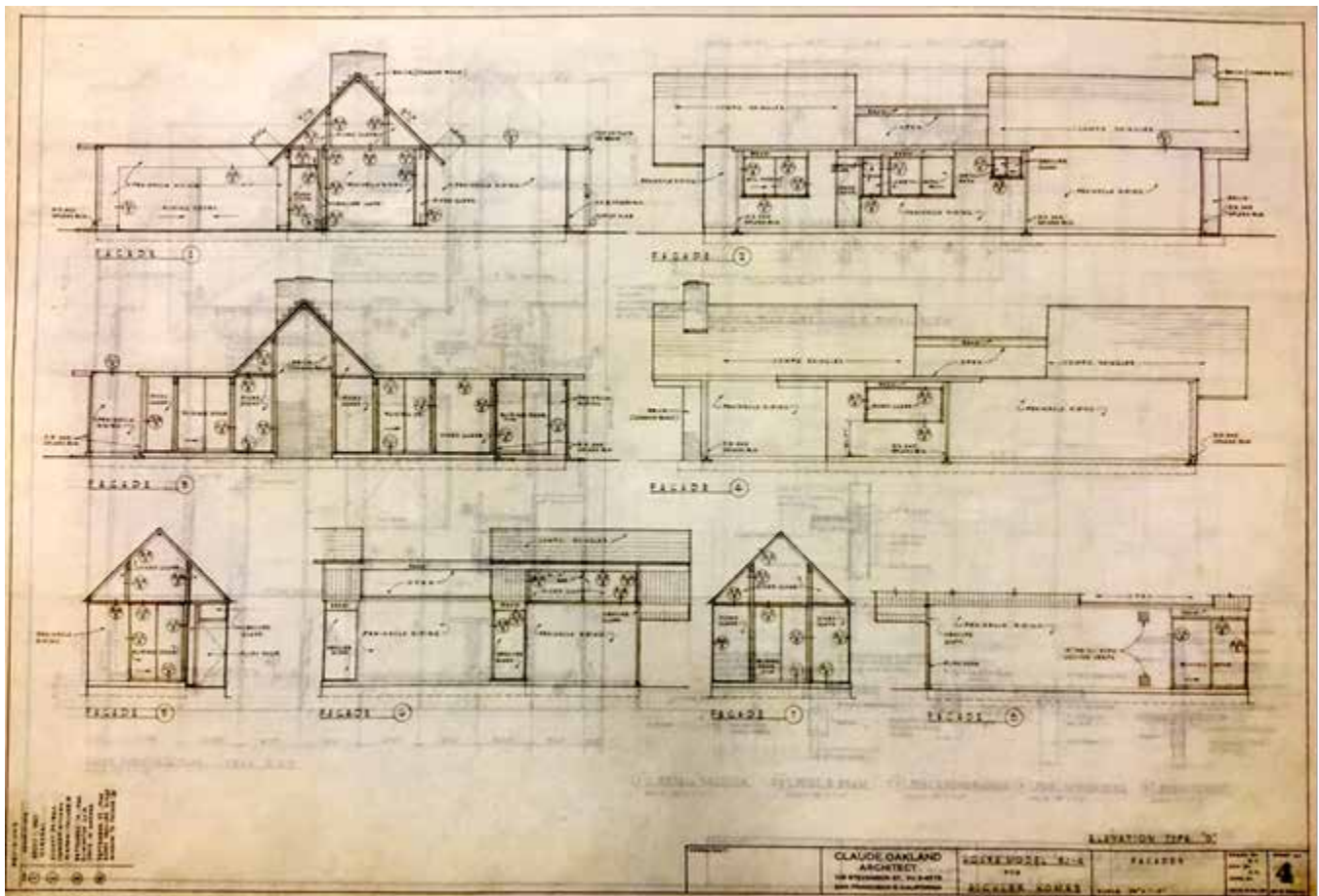
Fairglen Additions
Santa Clara County, CA
Historic Figure 4 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 37

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



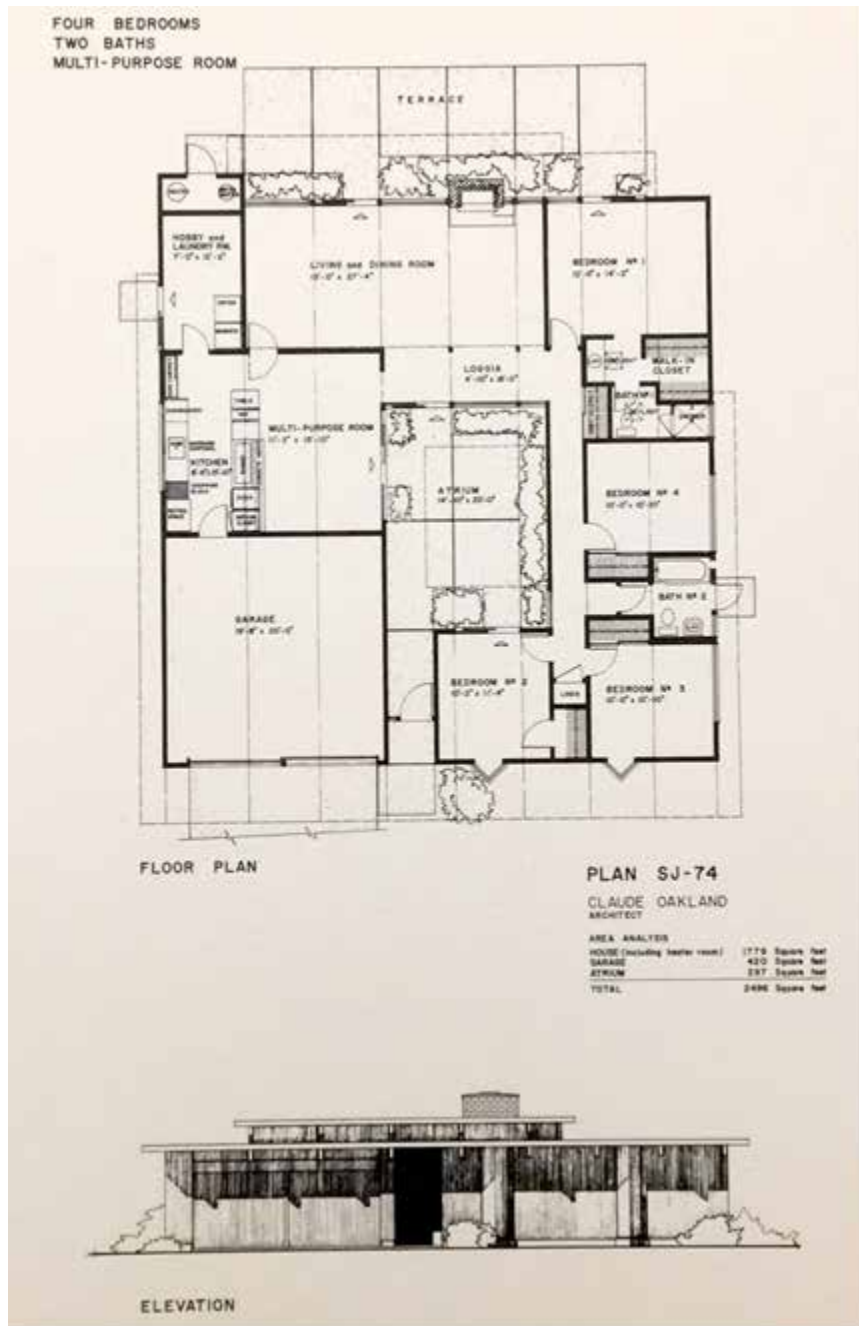
Fairglen Additions
Santa Clara County, CA
Historic Figure 5 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 38

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



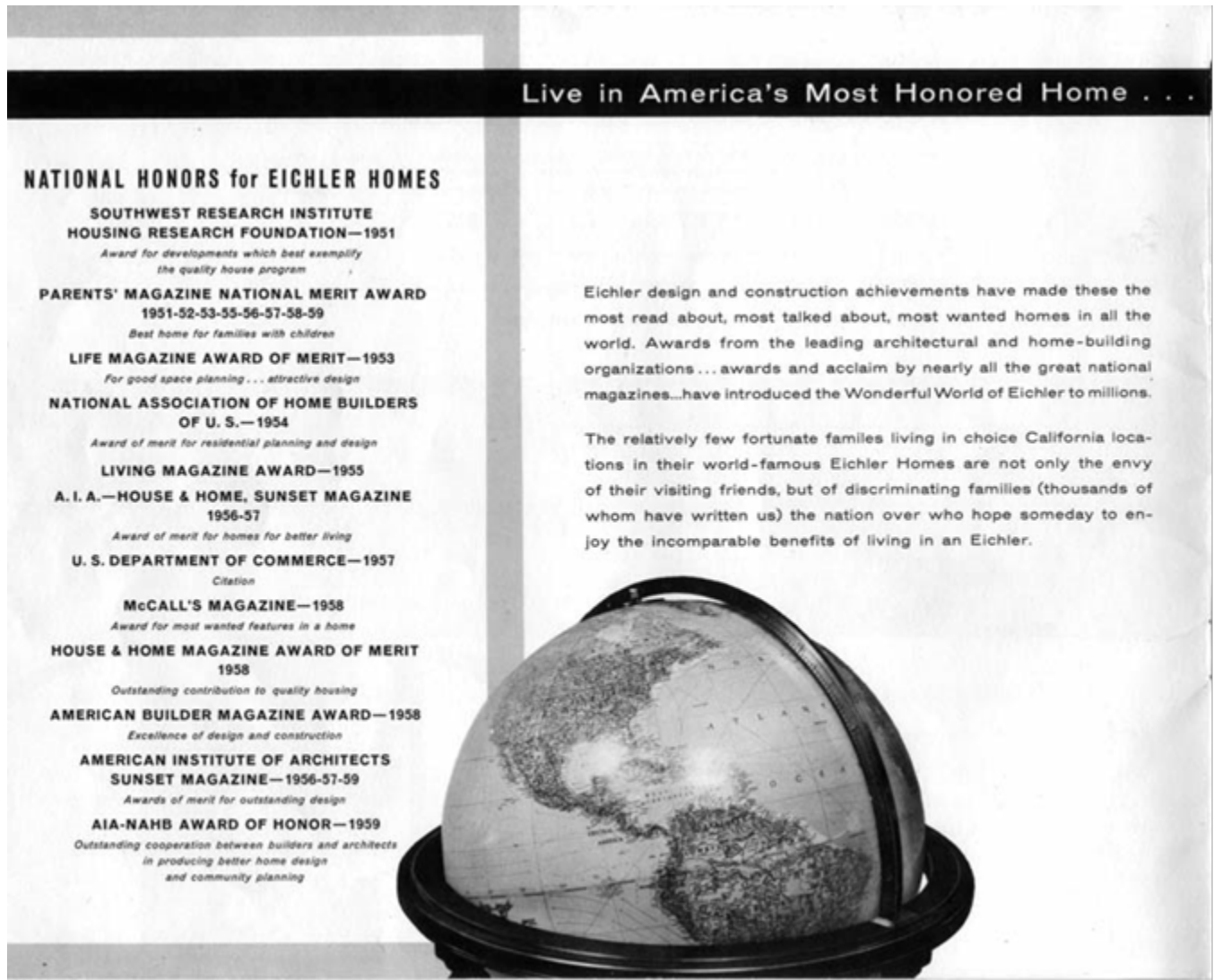
Fairglen Additions
Santa Clara County, CA
Historic Figure 6 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 39

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 7 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 40

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)

in Fairglen in San Jose

Here in San Jose's prestige area, Willow Glen, you'll enjoy peaceful country living, within easy reach of every metropolitan convenience. The new Willow Glen shopping area, theatre, public library, post office, churches and every conceivable service are nearby. The Macy-Emporium Shopping Center and downtown San Jose shopping areas are minutes away. Booksin Grade School and St. Christopher's Church and School are within two blocks of Fairglen; the Edwin Markham Junior High and Willow Glen Senior High School are a little over half a mile away. San Jose Junior College and Santa Clara University are a short 15 minute drive from your home. Fairglen is in the city limits of San Jose. If you are looking for the pleasures of country living—without sacrificing the comforts of an established community—Fairglen is for you! Magnificent new models open daily for your admiration.

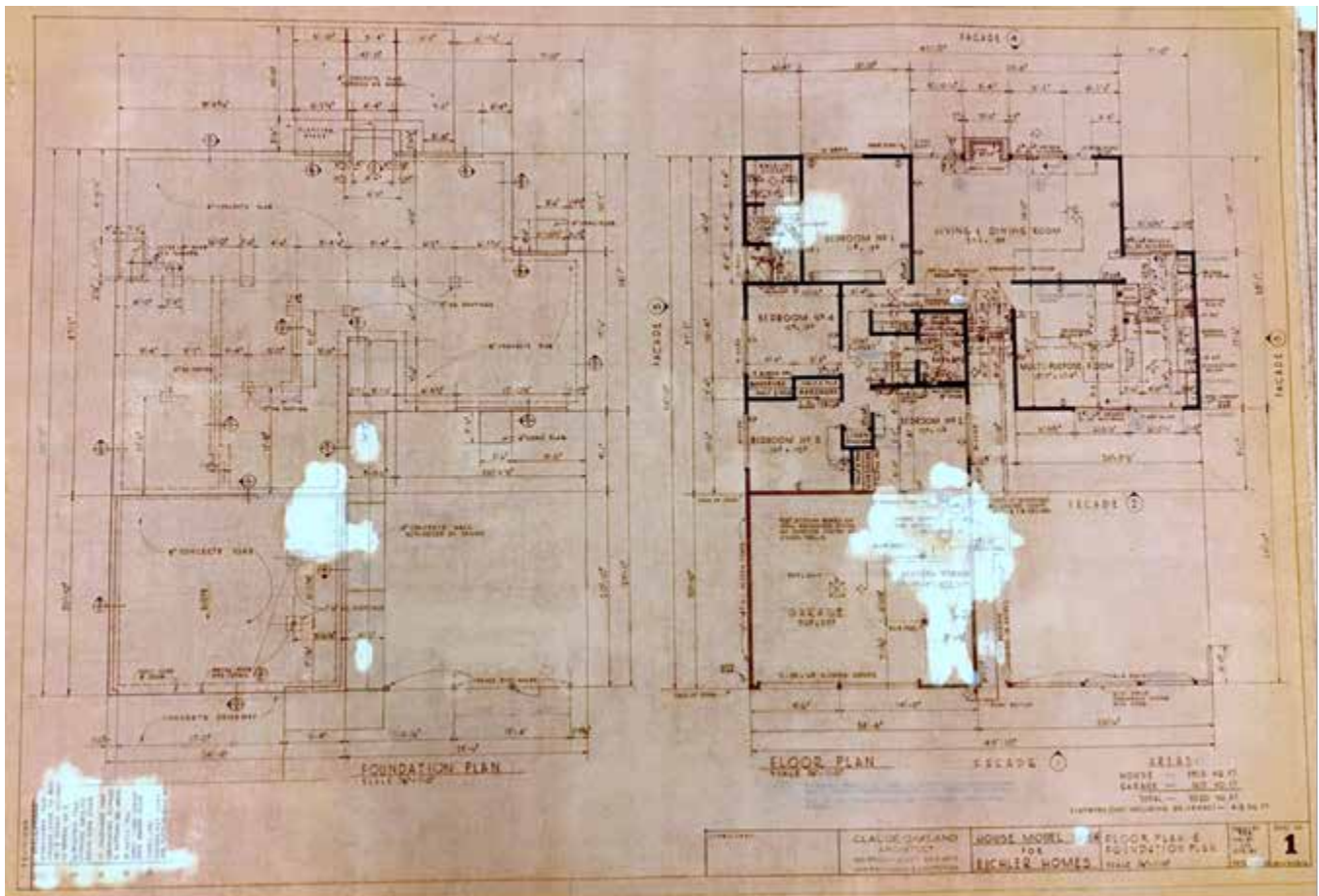
Fairglen Additions
Santa Clara County, CA
Historic Figure 8 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 41

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 9 of 24

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**National Register of Historic Places
Continuation Sheet**

Section number AD Page 42

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Using the words "homebuilder" and "architect" in the same breath is the exception rather than the rule; but then Joseph L. Eichler threw away the rule-book the day he ventured into the home-building field. Since then his forward ideas in home construction have set the pace for the entire industry. Not a man to stand still very long, Eichler has embarked on a new concept by which the advantages of row housing are merged with contemporary apartment living. What led up to that development is told in this article by May B. Hipshman, A/W's Northern California editor.

THE EICHLER STORY:

From butter and eggs to redevelopment



Fairglen Additions
Santa Clara County, CA
Historic Figure 10 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 43

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 11 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
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Section number AD Page 44

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 12 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
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Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 13 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 46

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 14 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 47

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



JUNE 1969

Fairglen Additions
Santa Clara County, CA
Historic Figure 15 of 24

United States Department of the Interior
National Park Service

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Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 18 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number AD Page 49

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 17 of 24

**United States Department of the Interior
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Section number AD Page 50

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



JUNE 1969

Fairglen Additions
Santa Clara County, CA
Historic Figure 18 of 24

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Section number AD Page 51

Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 19 of 24

**United States Department of the Interior
National Park Service**

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Fairglen Additions
Name of Property
Santa Clara, California
County and State
Housing Tract of Eichler San Jose 1952-1963
Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 20 of 24

United States Department of the Interior
National Park Service

National Register of Historic Places
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Section number AD Page 53

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 21 of 24

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number AD Page 54

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 22 of 24

United States Department of the Interior
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Section number AD Page 55

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 23 of 24

United States Department of the Interior
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Continuation Sheet

Section number AD Page 56

Fairglen Additions

Name of Property

Santa Clara, California

County and State

Housing Tract of Eichler San Jose 1952-1963

Name of multiple listing (if applicable)



Fairglen Additions
Santa Clara County, CA
Historic Figure 24 of 24

**United States Department of the Interior
National Park Service**

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

New Submission Amended Submission

DRAFT

A. Name of Multiple Property Listing

Housing Tracts of Joseph Eichler in San Jose, California, 1952 -1963

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Context: Housing Tracts of Joseph Eichler in San Jose, 1952-1963

Theme: Postwar Housing Tract Development in San Jose, 1952-1963

Theme: Modern Residential Architecture in San Jose, 1952-1963

C. Form Prepared by:

Sally Notthoff Zarnowitz, AIA, LEED AP

1642 Fairlawn Avenue

San Jose CA 95125

snzarnowitz@gmail.com

(408) 505-6424

Submitted October 26, 2018

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Signature of certifying official

Title

Date

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

**United States Department of the Interior
National Park Service**

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Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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Summary Statement

This Multiple Property Documentation Form (MPDF) covers the modern mass-produced housing built in greater San José, California by pioneering merchant builder Joseph Eichler and his company Eichler Homes. The housing tracts were developed from 1952 to 1963 during a period of rapid urban expansion in Santa Clara Valley as it began to evolve into what is now known as Silicon Valley. These distinctive residential subdivisions, now within the urban boundaries of San José in its Willow Glen and Western districts, consist of 484 single family homes located within seven separate tracts in four suburban neighborhoods.

Two themes are associated with the development of Eichler Homes in San José: Postwar Housing Tract Development in San José, 1952-1963; and Modern Residential Architecture in San José, 1952-1963.

Joseph Eichler built homes throughout California, with the majority located in the San Francisco Bay Area (east to Concord, north to San Rafael, and south to San José). The period during which Eichler built in San José encompasses his founding of Eichler Homes, a building company overseeing land acquisition and development, as well as home construction, financing, marketing, and sales directly to buyers.

The designs of Eichler's houses are associated with the architectural firms of Anshen & Allen, Jones & Emmons, and Claude Oakland & Associates. Eichler, having rented a Frank Lloyd Wright "Usonian" for his family during World War II, resolved to realize his own dream of building modern homes "for ordinary people." Eichler homes would come to incorporate the key elements that Wright used to make his Usonians affordable: flat roofs, covered parking spaces, and slabs on grade. These elements, along with the open planning that made family living efficient, combined kitchens and family rooms with integrated outdoor spaces to allow for effortless oversight. The flexible living and dining spaces often were used to separate children's wings from master bedroom suites to allow for privacy.

Jerry Ditto's 1995 *Eichler Homes: Design for Living*, and Paul Adamson's 2002 *Eichler / Modernism Rebuilds the American Dream* provide a comprehensive overview of the legacy of the work of Joseph Eichler and his Eichler Homes. Adamson summarizes this legacy in his statement that "In these ways, Wright's inventions and, in turn, the innovative variations of Eichler's architects set a modern standard for merchant builder homes." Today, Eichler-built homes are treasured and sought after by the general public who identify these buildings with modern California living.

Context: Housing Tracts of Joseph Eichler in San José, 1952-1963

Introduction

Joseph Eichler

Born in New York City, Joseph Eichler (1900-1974) received a business degree from New York University and started his career on Wall Street. He married Lillian Moncharsh and began working as a financial officer for her family's butter-and-egg business, moving to California in 1925 where Joe served as the West Coast chief financial officer for the business. In 1943 they rented the Frank Lloyd Wright-designed Bazett residence in the Town of Hillsborough on the San Francisco Peninsula. During this period, several officers and employees of the family business were indicted for deceptions related to produce sales to government agencies supplying food to the military. Although Eichler and his family

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were not involved in the case, the impact of the indictments resulted in his leaving the company in the summer of 1945.

Before World War II, speculators, rather than builders, typically were developers of housing tracts in the Greater Bay Area and San José. The business model involved hiring a Civil Engineer to survey and record the subdivision, and then selling house lots at a price that was high enough to cover purchase of the land and improvements while bringing in a profit. During the interwar period in San José, builders began to experiment with scaling up their turn-key developments but were limited by the pace of growth and available funding. Following the War, the merchant builder model arose: combining the subdivision of tracts with the construction of mass housing and utilizing techniques to speed the rate of development to respond to rapid growth in the region.

With a break in his career, and inspired by Wright's design of the Bazett residence, Eichler was intent on becoming a builder of contemporary homes in postwar San Francisco Bay Area. He founded the small-scale Sunnyvale Building Company in 1947, originally selling prefabricated houses to owners of individual lots, but soon graduated to the subdivision and construction of modest tracts of houses, including the first phase of the Sunnyvale Manor subdivision in Santa Clara County. By 1949, a drafting professional was hired to draw-up designs for two new subdivisions: University Gardens in the Barron Park neighborhood of Palo Alto, and Stanford Gardens in Menlo Park. He founded Eichler Homes in Palo Alto in 1950, quickly establishing himself as a merchant builder - overseeing land acquisition, development, construction, financing, marketing, and sales of the homes directly to buyers. Eichler commissioned architectural firms, and soon thereafter brought on a public relations partner in Jim San Jule. By 1954, having constructed more than 1,800 homes, the company had become a leading contemporary homebuilder in the San Francisco Bay Area.

The Servicemen's Readjustment Act of 1944 (G.I. Bill) had established a Veterans Administration (VA) program that guaranteed low interest home mortgages with no down payment for veterans that would be returning from service after the war, and the Federal Housing Administration (FHA) mortgage guarantee program made long-term, self-amortizing home mortgages with low down payments available. When the FHA began to restrict the amount of assistance made available for buyers of modern homes, Eichler and his marketing partner, Jim San Jule, successfully lobbied to remove the anti-modernist guidelines.

FHA and VA guaranteed mortgages were essentially unavailable to buyers who were ethnic minorities until 1962, when President Kennedy's executive order prohibited racial discrimination in all housing programs receiving federal funding. Eichler Homes however, was renowned for its commitment to open housing policies during the postwar period prior to Kennedy's executive order. By 1952 the Company had begun selling to Asian-American households in Palo Alto and the South Bay and had built a custom home for the family of Franklin H. Williams, director of the western region of the National Association for the Advancement of Colored People (NAACP), in Palo Alto. In 1954 the Company sold a home to an African-American scientist and his West-Indian wife in the Greenmeadow tract in Palo Alto. From 1954 forward, Eichler maintained a policy of non-discrimination: selling between 30 and 40 homes a year to racial minorities. He resigned from the National Association of Home Builders because the Association endorsed racial restrictions.

Between 1950 and the mid-1960s, Eichler Homes was responsible for the construction of more than

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11,000 homes, while continually raising the quality of design, efficiencies of production, and effectiveness of marketing of developer-built housing, in California. First publicly held in 1961, the company's financing difficulties increased during the recession of the early 1960s, with complex urban projects like San Francisco's Geneva Terrace Townhouses, begun in 1960, and the 18-story twin-tower Geneva Towers (now demolished) straining the stability of the company. While the recession of 1960-1961 was followed by a decade of sustained growth, Joseph Eichler and his company never recovered. He dispersed his shares in 1966, and the Eichler Homes ceased operation soon after.

Theme: Postwar Housing Tract Development in San José, 1952-1963

The City of San José, established in 1777 as the first civilian settlement under Spanish colonization of California, evolved as an agricultural center after California statehood in 1850. Although San José had quickly grown from a small pueblo to an important regional town following the discovery of gold in the Sierra foothills, the experimentation in horticulture and conversion of the valley from grazing to orchards, and the completion of the Central Pacific line to Niles connected San José passengers and industry with the transcontinental railroad defined the character of the region as the Valley of Heart's Delight for almost a century.

By 1900 the population of San José was 21,500, doubling it from the early post-Gold Rush days. The town doubled again in population during the first half of the twentieth century, and although by 1911 when the City's first annexation took place, urban expansion remained slow-paced, with new residential areas created that infilled the land between the neighborhood communities of Santa Clara, Burbank, and Willow Glen. Interurban electrified railway lines (later to be replaced with bus lines on paved streets) facilitated this connection, but the larger valley continued to evolve under horticultural use.

It was after World War II that the growth of the electronic and defense industries established during the war began to bring the Santa Clara Valley's horticultural period to a close. World War II, like the Gold Rush a century before, had a major effect on the changing complexion of Central California. The San Francisco Bay Area was the gateway to the Pacific Theater from 1941 to 1945. The large naval air station at Moffett Field was a center of war-time activity, and thousands of military personnel were brought to the area for training and processing. Many of them would return later to seek work and raise families.

Events at Stanford University were also setting the stage for significant developments in the post-war period. Frederick Terman became an engineering professor at Stanford in 1930. Under his guidance the university became a leader in the field of electronics. Many of the university's pre-war graduates played important roles in the post-war development of the local electronics industry.

William Hewlett and David Packard, two of Professor Terman's students at Stanford, developed electronic test equipment in a Palo Alto garage in 1939, and during World War II, this small company obtained government contracts and continued to grow during the post-war period. Other local companies had reconstituted themselves during the war; Food Machinery Company (now United Defense) became a tank and weapon builder, and Joshua Hendy Iron Works (later taken over by Westinghouse) built steam engines and other military equipment for the Liberty ships.

Soon after World War II, the Santa Clara County business community had launched an active campaign to attract new non-agricultural related industries to the area. Early industries that established plants in

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the county included the Chicago's International Mineral and Chemical Corporation's Accent plant in 1946, the General Electric plant in the early 1950s, and International Business Machines (IBM) in 1953 who built a sprawling campus in South San José. IBM had established a punch-card plant in San José in the 1930s, and in 1949 their new research center in Downtown San José began the development of the disk drive.

In 1954, the Stanford Industrial Park was established attracting the companies of Hewlett-Packard and the Varian brothers, also students of Terman, as well as Sylvania, Philco-Ford, General Electric, and Lockheed's research laboratory as well as the large Lockheed plant in Sunnyvale. These companies formed the nucleus of what became known as Silicon Valley.

The influx of GI's looking for work, and the rise of new defense industries resulted in a demand for new housing in the region. West of downtown San José and adjacent to the interwar Rose Garden neighborhood, the Kaiser Community Homes Orchard Park tract was constructed in 1947 and was one of the first new subdivisions to include not only the industry-standard modern traditional styles, but also ranch and contemporary-style homes. Further north, the Western Construction and Realty Company developed the small contemporary Rosemary Village housing tract, while east of Downtown San José, developer David Bohannon built Mayfair Heights, where contemporary models designed by Mogens Mogensen exhibited low-sloping roofs, and Tropicana Village included modern homes designed by architect Alec Branden, both developed in the early 1950s.

Eichler's San José housing tracts were first developed during this early transitional period of industrialization and suburbanization in the Santa Clara Valley. Residential developers designed these postwar housing tracts that were dependent upon the automobile to get to work, locating them on former orchard lands with access to industrial employment centers, rather than the city center. Most of the orchards that fell to residential development were around 10 acres or less in size, and a large number of relatively small subdivisions were created, most from 30 to 40 houses in size. Rural roads were widened into intercity transportation routes, and by the late 1950s expressways and freeways were being planned to crisscross the valley.

Between 1940 and 1950, as California's population increased by 53%, 850,000 veterans chose to return to live in the state after the war. The agricultural lands of Santa Clara Valley presented unique development opportunities for San José, which City Manager Dutch Hamann did not fail to recognize. Under the City's pro-growth leadership implemented by Hamann's aggressive annexation work, the City experienced phenomenal growth - from 95,000 in 1950 to over 500,000 in 1975, with the area of the City spreading at a quick pace, from 17 square miles in 1950 to 67 square miles in 1960. In 1958, building permits were issued for 5,722 single-family units, and the following year 150 subdivisions were under construction, as San José found itself ideally placed for manufacturing and relatively affordable housing development at the southern edge of the San Francisco Peninsula. Like the earliest Eichler Homes subdivisions in Sunnyvale, an article in *American Builder* noted that San José presented an opportunity to "get into a lower-priced field and still maintain our quality and supply most of the features."

Eichler's vision fit seamlessly into the evolving development patterns in San José and the South Bay Area. When asked about his land acquisition practices in another *American Builder* interview, Eichler

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explained, “We don’t go in for large acreage, we want to see the end of the road. We prefer to buy in established areas and build on.”

Eichler tract sizes and street patterns within these seven subdivisions varied but were consistent with state-of-the-art residential subdivision design of the period, and quite possibly with local standards for the rapidly expanding City as well. Consistent with FHA recommendations for hierarchical street plans, arterial streets defined the edges, collector streets allowed access into the tracts. To reduce traffic and enhance the safety of the residents, minor residential streets, loops, or cul de sacs wound through the tracts themselves. Block lengths varied from just a few to as many as 17 house lots between streets. Lots varied in size, from approximately six to ten thousand square feet. The site development amenities included streets and detached sidewalks; planted park strips, street trees, and front yards; streetlights; and utilities and sewers. Front yards were graded down to the sidewalks and planted consistently to complete the park like setting that belonged to the suburban public realm.

In 1951 the first of two tract maps were recorded for Eichler’s San José Morepark subdivision west of Downtown San José adjacent the community of Burbank, with the second map signed in 1953. Working with San Jose Abstract and Title Company, the first was a small 33-lot tract on both sides of what is now Richmond Avenue which went on market in 1952, and the second expanded the subdivision to the east with an additional 44 lots on Menker and Goodwin Avenues, which was built out by 1954.

In 1953, John Hancock Callender cited Morepark as an example “of the general excellence of the Eichler developments.” While critical of some of the unit designs due to poor orientation and internal circulation, Eichler later responded to Callender saying that “these particular plans were experimental houses and were attempts on our part to produce houses that would sell for a lower price...actually, these are very fine houses and are far superior to anything in this locality in that price range.”¹

The passage of the Federal-Aid Highway Act soon followed in 1956. In 1957, Eichler’s 30-unit Fairglen Tract to the south of Dry Creek Road to the southwest of San Jose’s Willow Glen district would follow as orchards continued to be sold and housing development continued southwest of San Jose’s urban limits. Located near Meridian Road, access to the new Sinclair Freeway (Interstate 280) was touted, the construction of which began in 1958. The new freeway would provide access to the center of San José and tie it into the larger system being expanded to connect to the San Francisco Bay Area. With the success of the Morepark and the additional success of working with Valley Title Company of Santa Clara County on Fairglen, between 1959 and 1960, the largest of the San José Eichler developments, Fairglen Additions No. 1, 2, and 3, totaling 218 units were built farther south of the original Fairglen across the newly constructed major arterial street of Curtner Avenue. A *San Francisco Chronicle* article later noted that “the award-winning homebuilding firm, Eichler Homes, Inc.” had announced that GI financing was available for “architecturally designed by Jones & Emmons of Los Angeles, and Claude Oakland of San Francisco” homes in four new developments, one of which was San Jose’s Fairglen Additions. In 1960, with the Fairglen Additions nearing close-out, Eichler Homes signed two other tract maps for a development to be built in the same general neighborhood, slightly to the west across Meridian Avenue from the Fairglen Additions. Finally, in 1962, the tract map for the last Eichler Homes

¹ A. Quincy Jones papers, 1942-1979, UCLA Library Special Collections, as cited by Karina Marshall in Dave Weinstein’s *The CA Modernist* article “Newcomer Rediscovered Neighborhood’s History.”

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development in San José, the 57-unit Fairhaven, was signed on the western edge of the growing City, which was built out over the next year.

By the late 1960s and 1970s, Silicon Valley had emerged with the development of integrated circuits and silicon chips for computers. Large-scale urban clearance activities began in the City's downtown, and freeway networks expanded access to less expensive land. As evidenced by the City's first decline in enrollment at the elementary school level, a second phase of suburban growth had begun in the Bay Area, resulting in the development of "edge cities," along freeway interchanges. The majority of growth was occurring to the east along the new Interstate-680 corridor in the Cities of Pleasanton, Concord, and Walnut Creek; or to the south in the Almaden Valley and the City of Morgan Hill; well beyond the sphere of earlier postwar suburban San José development patterns. While tract development continued in San José well into the 1990s and later, the City's creation of an urban service line and new policies focusing on infill development changed the process of residential development. The fast pace of subdivision development that catapulted San José at mid-century during the period that Joseph Eicher built homes in San José came to a close as the city reached its limits and began a transition to a dense urban center within the metropolitan area of the Greater Bay Area.

Theme: Modern Residential Architecture in San José, 1952-1963

Introduction

Modern Residential Architecture

Prior to World War II, Southern California architects Rudolph Schindler and Richard Neutra brought a European modernist aesthetic to the warm climates found in the southern part of the state. International style modern architecture, brought to the United States by European architects Walter Gropius, Ludwig Mies Van der Rohe, and Marcel Breuer, utilized industrial materials that provided large spans allowing for open plans, rectilinear forms, and glass curtain walls to the United States. As Architectural Historian Vincent Scully, Jr. wrote in his 1961 *Modern Architecture*, modern architecture, like all architecture, "... attempted to create a special environment for human life and to image the thoughts and actions of human beings as they have wished to believe themselves to be." Between 1945 and 1962, editor John Entenza sponsored *Arts & Architecture* magazine's Case Study Program, featuring modern residential architecture for the California lifestyle. The Case Study Houses took advantage of California's weather and culture to further blur the distinction between indoor and outdoor, and formal and informal spaces. The primary living areas opened onto private gardens, which were clearly delineated and protected from the street. Case Study Houses presented environments in which the work of modern furniture and landscape designers was also featured."

In northern California, architect William Wurster, who later became Dean of the College of Environmental Design at the University of California, Berkeley, further incorporated natural materials, vernacular forms, and simply expressed construction principles, such as open tongue-and-groove ceilings on exposed post-and-beam construction carrying low-sloped roofs, to create what is now known as the "Second Bay Tradition" style.

In San José, during the period of expansion under City Manager A.P. Hamann, between 1950 and 1969, the sprawling City was flooded with modern architecture of every type, including residential. Just as a group of California architects arose in this period, groups of architects arose in different regions of the

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State. Architects who designed modern residences in the Santa Clara Valley during the period included but were not limited to: Alec Branden, Binder & Curtis, Feldhym, DeGrange, and Reid, Gross & Marburg, Higgins & Root Associates, George S. Kocher, Edward W. Kress, Mogens Mogensen, Wurdeman and Becket, and Goodwin Steinberg.² Architects and builders constructed countless examples of modern homes during this period, from modest Ranch homes in subdivisions with austere detailing, to sprawling Modernist and California Ranch style homes, to post-and-beam homes with low-sloped roofs.

Employment of post-and-beam construction, employed by Eichler's architects, was a departure from traditional California light-frame construction, where walls are built of vertical wood studs, with joists and roof rafters closely spaced and shielded from view. Like the industrial steel framing used in the International style, the use of post-and-beam framing made it easier to design open plans and a much higher proportion of glazing to solid walls as compared to wood stud construction. While the financial goal was to allow for faster framing, this method required a higher level of precision design and finish, partly because the structural components remained exposed as important features.

Eichler Homes

After originally working with a drafting professional, Eichler not only recognized the need to work with architects to obtain the level of design quality he aspired to provide, but he had the sensibility to respect their design skills and promote their products. He commissioned the firm of Anshen and Allen with the original design of prototypes for five subdivisions in Sunnyvale, Palo Alto, and Redwood City. S. Robert Anshen (1909-1964) and William Stephen Allen (1912-1992) graduated from the University of Pennsylvania in 1936 and moved west, forming their architecture firm in San Francisco by 1940. Robert and Eleanor Anshen had coauthored papers regarding the need to incorporate technology into mass-produced housing, and in partnership with Eichler Homes starting in 1950, the firm was able to realize these ideas in development of the AA-1 prototype for the second phase of the Sunnyvale Manor subdivision. This prototype was T-shaped in plan, with the living-dining wing, under a high low-sloped roof, opening on to a private patio through full-height glass doors, and a separate wing holding bedrooms and garage under a lower roof. The firm continued on to design four more Eichler Homes subdivisions: El Centro Gardens, Green Gables, and Greer Park in Palo Alto; and Atherwood in Redwood City.

In 1952, one year after Joseph Eichler received recognition for "Subdivision of the Year" from *Architectural Forum*, and A. Quincy Jones received the first Honor Award in residential architecture from the American Institute of Architects, Eichler brought the architectural firm of A. Quincy Jones and Frederick E. Emmons & Associates on board. This partnership began the orchestration of a design team of architects that collaborated to refine a series of floor plans with their respective three-dimensional compositions. A *San Francisco Chronicle* article from 1963 references Jones and Emmons A.L.A. as one of the designers of the San José Fairhaven Eichler tract; and a set of Jones and Emmons site plans, featuring gently curving streets with carefully oriented homes for the San José Fairglen Additions, is included in the U.C. Berkeley Design Archives.³ Jones and Emmons' careful composition of the site

² PAST Consultants, LLC. *San José Modernism Historic Context Statement*, 2009.

³ The finding aide of *The Oakland & Imada Collection, 2002-03* at the University of California, Berkeley, College of

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plans, including street patterns and home orientations, made the siting of each home feel custom and improved the design quality of Eichler housing tracts. When the novel idea of a second bathroom was proposed as a marketing feature, collaboration led to the design of a private bathroom within a master suite, which was an even more unique design feature for mass-produced housing of the time. Entries began to evolve into outdoor forecourts and atriums around which living spaces were organized. Photographer Ernie Braun caught the eye of the Bay Area in his shots of elegant social scenes framed within these signature transitional spaces.

Claude Oakland FAIA (1919-1989), began working for Anshen & Allen in 1950, and worked on the design of Sunnyvale Manor Addition, the first architect-designed Eichler subdivision. Over his ten-year tenure with the firm, he became the principal architect for Eichler's projects. Following the design of Anshen and Allen's model E-111 in 1959, in 1960 Oakland left to start his own firm, Claude Oakland & Associates, taking the Eichler account with him during the construction of the San José Fairglen Additions. A set of architectural drawings of model SJ-4 for the San José Fairglen Additions from 1960 at the U.C. Berkeley Design Archives is signed by Claude Oakland. Oakland is credited with refining early Anshen and Allen designs by limiting the number of elements and orienting the beams in one direction. Paul Adamson noted that his ability to strengthen spatial ideas through clean organization is credited with "adding some dynamic flair to the architecture that helped make the Eichler homes distinctive." During the 1960s, Oakland was responsible for designing and continuing to refine Eichler gallery models, with indoor atriums under tall and/or pitched roofs. Other plans from this period were organized around partially enclosed courts that were adoptable to varying lot sizes and configurations.

The following description of the architecture of Eichler homes is included in the Greenmeadow National Register nomination, as adapted for San José locations. The Eichler homes are detached and one story, offering an open plan inspired by architect Frank Lloyd Wright's Usonian designs. They feature exposed post-and-beam construction, open and rectangular in plan, on concrete slab foundations with radiant heating. Heights are low, and roofs are flat or of minimal 2:12 pitch, with deep overhangs to keep out the sun in the summer, while allowing warmth in in the winter.

The designs emphasize privacy for the residents. In keeping with the modern style, they present clean and simple elevations, with limited or no windows, to the street. Siding is custom vertical-grooved redwood plywood, originally stained in earth-tone colors, some models with shingle-siding or concrete block accents. Similar siding comprises front yard privacy fencing. In response to the increasing reliance on automobiles as primary transportation, one- or two-car front-facing garages also have doors of similar siding. Fixed clerestory windows are located above the garage doors.

A flat front entry door is usually placed well back from the street, beyond the trademark entrance atrium, or courtyard with organic patio forms. Adjacent to the front entry door, floor-to-ceiling, wall-to-wall plate glass walls also open onto the atrium or courtyard. Typically, the homes have narrow side setbacks on the sides, varying in size depending on the zoning, with walkways in some tracts extending to the rear of the building. Aluminum slider windows are individually set on side elevations. The rear of

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the homes feature floor-to-ceiling glass and a sliding-glass door that together, in most cases, span the width of the building (interrupted by brick fireplaces).

Conclusion

Joseph Eichler is one of the most original and innovative California merchant builders of the twentieth century. He believed in the ability of design to improve quality of life for the average person. During his sixteen-year tenure at the helm of Eichler Homes, his company produced some of the most distinctive, award-winning, architecturally designed, mass-produced homes for families of average means. Eichler strategically located well-planned subdivisions within rapidly growing suburban cities such as San José and throughout the postwar San Francisco Bay Area. He collaborated with highly talented and recognized architects, who provided the company with neighborhoods designed for community living, and sophisticated post-and-beam modern home designs with open floor plans and low-profile roof forms that blend into the mid-century suburban landscape.

The seven tracts in San José built by Eichler Homes are fully representative of Joseph Eichler's body of work in building single-family residential subdivisions, and span most of his career following the beginnings of work on the Morepark Tract by 1952. Morepark was a part of his early experimental period in which he worked with both the firms of Ashen and Allen and Jones and Emmons. Both firms continued to be involved with the San José tracts, and Jones and Emmons were designers on his last tract in San José, Fairhaven. By 1964, Eichler Homes had constructed more than 11,000 single-family homes. At the time of his death in 1974, Eichler was appreciated as a master builder who made important contributions to the built environment of San Jose's residential neighborhoods.

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F. Associated Property Types

(Provide description, significance, and registration requirements.)

THEME: Postwar Housing Tract Development in San José, 1952-1963

PROPERTY TYPE DESCRIPTION: Eichler Housing Tract

This property type identifies distinctive modern postwar housing tract construction in San José during the period of significance for this theme (1952-1963).

Statement of Significance

Criterion: A

Eichler housing tracts eligible as historic districts under this theme are significant under Criterion A as prototypical or distinctive examples of the postwar housing boom and suburban growth in San José during this period.

Character-defining Features

Character-defining planning features of modern postwar housing tracts during this period include:

- Street layouts
- Curbs, sidewalk (including storm drains), and planting strips with street trees
- Graded front yards, including divided-concrete driveways
- Streetlights

Registration Requirements

To be eligible, an individual housing tract must:

- display the character-defining features of Eichler housing tract planning from this period;
- date from the period of significance;
- exhibit quality of design; and
- retain the required aspects of integrity

Required Aspects of Integrity:

Location, setting, design, and feeling must be present.

Extant Examples from this Period:

- Morepark Eichler Homes Tract, 1952 – 1953
- Fairglen Eichler Homes Tract, 1957-1959

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- Fairglen Eichler Homes Tract Additions No. 1, 2, and 3, 1959-1961
- Hudson Eichler Homes Tract, 1960-1962
- Fairhaven Eichler Homes Tract 1962-1963

THEME: Modern Residential Architecture in San José, 1952-1963

PROPERTY TYPE DESCRIPTION: Modern Housing tract

This property type identifies modern Eichler tract homes constructed in San José during the period of significance for this theme (1952-1963).

Statement of Significance

Criterion: C

Eichler housing tracts eligible as historic districts under this theme are significant under Criterion C as examples of significant and distinguishable entities in the local context during this period.

Character-defining Features

The homes are detached, with low, one-story massing, characterized by flat or 2:12 pitched broad gable roof forms, open floor plans to emphasize privacy and presenting relatively minimal facades with integrated garages to the street, mixed post-and-beam framing with large expanses of glazing including clearstory windows, and concrete slab foundations with radiant heating.

Common character-defining features of Eichler housing during this period include:

- Roof: flat and/or broad gable roof forms; tongue-and-groove roof structure with deep overhanging eaves over exposed beams;
- Walls: mixed post-and-beam framing clad with custom vertical-grooved plywood siding, some with shingle or concrete block accents; and
- Fenestration: fixed floor-to-ceiling and clerestory plate-glass windows, sliding aluminum framed windows and glass doors, and flat slab entry doors.

Registration Requirements

To be eligible, an individual housing tract must:

- exemplify the tenets of the modern movement and the distinctive characteristics of the modern Eichler homes designed by Anshen and Allen, Jones and Emmons, and Claude Oakland, from this period;
- display the significant character-defining features of its style or type from this period;
- date from the period of significance;
- exhibit quality of design; and

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- retain the required aspects of integrity

Required Aspects of Integrity:

Location, setting, and design must be strongly present.

Extant Examples from this Period:

- Morepark Eichler Homes Tract, 1952 – 1953
- Fairglen Eichler Homes Tract, 1957-1959
- Fairglen Eichler Homes Tract Additions, Unit 1, Unit 2, and Unit 3, 1959-1961
- Hudson Eichler Homes Tract, 1960-1962
- Fairhaven Eichler Homes Tract 1961-1963

Section G. Geographical Data

The State of California

County of Santa Clara

City of San José

Specific housing tracts developed in San José by Eichler Homes, including tracts, including tracts:

- Tract 656 and Tract 1136 Morepark
- Tract 1818 Fairglen
- Tract 2238 Fairglen Addition Unit No. 1
- Tract 2239 Fairglen Addition Unit No. 2
- Tract 2240 Fairglen Addition Unit No. 3
- Tract 2837 Hudson
- Tract 3009 Fairhaven

Section H. Summary of Identification and Evaluation Methods

This MPDF focuses on the housing tracts of Joseph Eichler in San José, that were developed during the most productive and innovative period of the Eichler Homes company. Two topical themes outline postwar development patterns in San José to which these housing tracts contributed, and the designs of the architectural team of Anshen and Allen, Jones and Emmons, and Claude Oakland whose work contributed to the modern residential architecture of the city in a significant way.

The discussion of Eichler's work is based on existing scholarship on Eichler's career, and in particular, Paul Adamson and Marty Arbunich's 2002 book *Eichler/Modernism Rebuilds the American Dream*.

The Fairglen Neighborhood Preservation Committee, co-chaired by Peter Hurd and Sally Zarnowitz, initiated the registration process. Originally focused on the nomination of the Fairglen Additions, it was later expanded to include this MPDF to better address the historic context of Eicher Homes in San José. Architectural Historian and Architect Camille Shamble, PhD, conducted primary source research at the archives of the University of California at Berkeley, College of Environmental Design and University of

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California at Los Angeles. Architectural Historian Franklin Maggi assisted with finalizing the nomination forms.

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