



COUNCIL AGENDA: 08/27/19
FILE: 19-720
ITEM: 10.1(a)

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

SUBJECT: SEE BELOW

FROM: Planning Commission

DATE: August 15, 2019

COUNCIL DISTRICT: 3

SUBJECT: FILE NO. C19-010, CONVENTIONAL REZONING TO REZONE A 0.04-ACRE PORTION OF THE SUBJECT PARCEL FROM THE LI LIGHT INDUSTRIAL ZONING DISTRICT TO THE R-M MULTIPLE RESIDENCE ZONING DISTRICT, FOR A 0.22-GROSS ACRE SITE, LOCATED ON THE WEST SIDE OF NORTH 5TH STREET, APPROXIMATELY 150 FEET NORTHERLY OF WASHINGTON STREET, AT 419 NORTH 5TH STREET.

RECOMMENDATION

The Planning Commission voted 5-0-1 (Commissioner Oliverio absent) to recommend that the City Council:

- a. Consider the Categorical Exemptions in accordance with CEQA; and
- b. Approve an ordinance rezoning a 0.04-acre portion of a 0.22-gross acre site of a certain real property located on the west side of North 5th Street, approximately 150 feet northerly of Washington Street, from the LI Light Industrial Zoning District to the R-M Multiple Residence Zoning District.

OUTCOME

Should the City Council approve the rezoning, the applicant would be allowed to have residential uses on the entire 0.22-gross acre site.

BACKGROUND

On July 24, 2019, the Planning Commission held a public hearing to consider the proposed Conventional Rezoning, which was included on the Consent Calendar of the Agenda.

One member of the public made a comment regarding the project causing effects on climate change. There was no other separate discussion. Planning Commission closed the public hearing without making any comments. Commissioner Yesney made the motion to approve and Commissioner Allen seconded the motion. The Planning Commission voted 5-0-1 (Commissioner Oliverio absent), to recommend approval, as was recommended by staff, to the City Council as part of the public hearing process.

ANALYSIS

A complete analysis of the issues regarding the proposed Conventional Rezoning, including General Plan conformance, is contained in the attached Planning Commission Staff Report.

EVALUATION AND FOLLOW-UP

If the rezoning is approved, it would allow residential uses on the 0.04-acre portion of the site, which is currently zoned LI Light Industrial Zoning District and does not support residential uses. The rezoning will bring the whole 0.22-acre site to be in the R-M Multiple Residence Zoning District and facilitate construction of additional residential units to the rear of the existing Victorian house. The site is primarily surrounded by a mix of single-family and multifamily residences. The historic house, built in 1874, is listed on the San José Historic Resources Inventory as a Contributing Structure to the Hensley City Landmark District and is also a Contributor to the National Register Hensley Historic District. A Site Development Permit and a Historic Preservation Permit application, are currently on file with the Planning Division.

PUBLIC OUTREACH

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City's website. The rezoning was also published in a local newspaper, the Post Record. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office.

CEQA

Under the provisions of Sections 15331 and 15303(b) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. A complete analysis is contained in the attached staff report.

/s/
Rosalynn Hughey, Secretary
Planning Commission

For questions, please contact Planning Deputy Director, Robert Manford, at (408) 535-7900.

Attachment: Planning Commission Staff Report



PLANNING COMMISSION STAFF REPORT

File No.	C19-010
Applicant	TTAI Investments, Inc
Location	West side of N. 5th Street, approximately 150 feet northerly of Washington Street at 419 North 5th Street
Existing Zoning	R-M Multiple Residence and LI Light Industrial
Proposed Zoning	R-M Multiple Residence
General Plan	Residential Neighborhood
Council District	3
Historic Resource	Yes, in the Hensley City Landmark District
Annexation Date:	March 27, 1850
CEQA:	Exempt pursuant to CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures

APPLICATION SUMMARY:

Conventional Rezoning to rezone a 0.04-acre portion of the subject parcel from the LI Light Industrial Zoning District to the R-M Multiple Residence Zoning District, for a 0.22-gross acre site.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council:

1. Consider the Categorical Exemptions in accordance with CEQA; and
2. Adopt an ordinance rezoning a 0.04-acre portion of a 0.22-gross acre site of a certain real property located on the west side of North 5th Street, approximately 150 feet northerly of Washington Street, from the LI Light Industrial Zoning District to the R-M Multiple Residence Zoning District.

PROJECT DATA

GENERAL PLAN CONSISTENCY	
General Plan Designation	Residential Neighborhood <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Consistent Policies	Implementation Policies IP-1.1, IP-1.6 and IP-8.2
Inconsistent Policies	None

SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Residential Neighborhood	R-M Multiple Residence	Single-family residence
South	Residential Neighborhood	R-M Multiple Residence and LI Light Industrial	Multi-family residence and auto repair center
East	Residential Neighborhood	R-M Multiple Residence	Multi-family residence (across N. 5 th Street)
West	Residential Neighborhood	A(PD) Planned Development	Single-family residence (beyond railway tracks)
RELATED APPROVALS			
Date	Action		
3/27/1850	Original City annexation		
Pending	File Nos. H19-018 and HP19-003: Site Development Permit and Historic Preservation Permit to allow the demolition of 348 square feet and an addition of two residential units on a 0.22-gross acre site		

PROJECT DESCRIPTION

On March 11, 2019, the applicant applied for a Conventional Rezoning of a 0.04-acre portion of the property zoned LI Light Industrial Zoning District to the R-M Multiple Residence Zoning District. Rezoning of this portion of the site is required to allow consideration of future residential development on this portion of the site because the LI Light Industrial Zoning District does not permit residential development. Rezoning will allow the whole 0.22-gross acre site to be in the R-M Multiple Residence Zoning District and facilitate new construction. Both, a Site Development Permit and a Historic Preservation Permit application, are currently on file with the Planning Division, proposing two additional residential units to the rear of an existing single-family residence on a 0.22-gross acre site, located in the Hensley City Landmark District.

Site Location and Surrounding Uses: The project site is located on the west side of North 5th Street, approximately 150 feet northerly of Washington Street, at 419 North 5th Street (see Figure 1). The subject 0.22-gross acre site has split zoning with the detached single-family historic residence located on the 0.18-acre portion of the site, which is zoned R-M Multiple Residence. This Victorian house, built in 1874, is presently listed on the San José Historic Resources Inventory as a Contributing Structure to the Hensley City Landmark District and is also a Contributor to the National Register Hensley Historic District.



Figure 1: Site Location Map

The adjacent uses consist of a single-family residence to the north, multiple-family residences and auto related uses to the south, multi-family residential uses to the east, across North 5th Street, and a single-family residence to the west beyond the railway tracks along the rear property line of the subject site. The block facing North 5th Street, between Washington Street and East Empire Street, consists of a mix of single-family, two-family and multiple-family residences.

ANALYSIS

The proposed Conventional Rezoning was analyzed for conformance with: 1) the Envision San José 2040 General Plan; 2) the Zoning Ordinance; and the 3) the California Environmental Quality Act (CEQA).

Envision San José 2040 General Plan Conformance

The subject site has a land use designation of Residential Neighborhood on the Envision San José 2040 General Plan Land Use/Transportation Diagram (see Figure 2). The typical maximum density in areas designated Residential Neighborhood is eight dwelling units per acre (8 DU/AC). This designation is applied broadly throughout the City to encompass most established residential neighborhoods. The intent of this designation is to preserve the existing character of these neighborhoods by strictly limiting new development to infill projects that closely conform to the prevailing neighborhood development pattern.



Figure 2: General Plan Map

New projects should complement existing neighborhood conditions in terms of density, average lot size, orientation, form and massing of structures, with particular emphasis given to maintaining consistency with other development fronting onto the public street to be shared with future projects. New infill development should conform to the Envision General Plan design guidelines for Residential Neighborhoods and be limited to a density of 8 DU/AC or the prevailing neighborhood density, whichever is lower. For infill projects where 50% or more of the development on the same block (both sides of the street) is developed at a density greater than 8 DU/AC, new development can match the prevailing average density. For any new project to exceed 8 DU/AC, it is necessary that: (1) other policies in this Plan are met, (2) applicable design guidelines are met, and (3) development does not exceed 16 DU/AC.

Analysis: The rezoning would allow the whole 0.22-gross acre site to be located in the R-M Multiple Residence Zoning District and allow future expansion of residential development with uses and intensity consistent with the intent of the land use designation of Residential Neighborhood on the whole site.

The future infill development on the subject site would be required to match the average prevailing neighborhood density of 16 DU/AC and conform to the Envision General Plan design guidelines for Residential Neighborhoods. The conformance will be evaluated through the Site Development Permit and Historic Preservation Permit, subject to approval by the Planning Director at a public hearing.

The conventional rezoning is also consistent with the following General Plan policies:

1. Implementation Policy IP-1.1: Use the Envision General Plan Land Use/Transportation Diagram designations to indicate the general intended land use, providing flexibility to allow for a mix of land uses, intensities and development forms compatible with a wide variety of neighborhood contexts and to designate the intended roadway network to be developed over the timeframe of the Envision General Plan. Use the Zoning designation to indicate the appropriate type, form and height of development for particular properties.

2. Implementation Policy IP-1.6: Ensure that proposals to rezone and pre-zone properties conform to the Land Use/Transportation Diagram, and advance Envision General Plan vision, goals and policies.
3. Implementation Policy IP-8.2: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the Envision General Plan Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed uses and development intensity correspond generally to the respective Envision General Plan land use designations, while providing greater detail as to the appropriate land uses and form of development.

Analysis: The 0.04-acre portion of the subject site is currently in the LI Light Industrial Zoning District, which does not allow residential uses. The proposed rezoning of that portion of the site from the LI Light Industrial Zoning District to the R-M Multiple Residence Zoning District will result in the whole 0.22-acre parcel to be located in the R-M Multiple Residence Zoning District, and allow future addition of residential units at a higher density, as discussed above.

Zoning Ordinance Conformance

The 0.04-acre portion of the subject site is in the LI Light Industrial Zoning District (see Figure 3). This zoning district does not allow the development of residential uses.

Although the proposed Conventional Rezoning to R-M Multiple Residence Zoning District is not identified as the conforming zoning district for the General Plan land use designation of Residential Neighborhood, this zoning district will match the existing R-M Multiple Residence Zoning District on the 0.18-acre portion of the parcel which contains a single-family residence. The proposed rezoning will result in the whole 0.22-acre parcel to be located in the R-M Multiple Residence Zoning District, similar to majority of other properties on the block.



Figure 3: Zoning Map

The proposed rezoning of the portion of the subject site to the R-M Multiple Residence Zoning District will allow future construction of additional units on the site, in conformance with the General Plan, with the issuance of a Site Development Permit. A Historic Preservation Permit is also required, as the site is in the City's Historic Landmark District. Both applications are on file with the Planning Division. The R-M Multiple Residence Zoning District development standards are as follows (see Table 1).

Development Standards	R-M
Lot Size (Minimum)	6,000 square feet
Front Setback (Minimum)	10 feet
Side Setback (Minimum)	5 feet
Rear Setback (Minimum)	25 feet
Height (Maximum)	45 feet

Table 1: Setbacks and Height

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the provisions of Sections 15331 and 15303(b) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15331. Historical Resource Restoration/Rehabilitation

Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

15303. New construction or Conversion of Small Structures.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structures. Examples of this exemption include:

- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

Analysis: The proposed rezoning of the site will facilitate the addition of two additional units to the rear of an existing contributing structure in the Hensley City Landmark District, and the rezoning of the small portion of the site will bring the whole site in conformance to the General Plan land use designation of Residential Neighborhood.

The future rear addition will not result in any new significant effects on the historic resources as the house, built in circa 1874, will continue to remain a contributor to the Hensley Historic City Landmark District and also remain a contributor to the National Register Hensley Historic District, based on the site's Historic Resource Evaluation. The proposed project will conform to the City's Historic Preservation Ordinance, City's Historic Guidelines, and to the Secretary of the Interior's Standards for Rehabilitation for the Treatment of Historic Properties.

The future addition of new units would be to the rear of the existing historic house, will consist of minor exterior modifications, and will utilize an existing driveway with room for sufficient parking at the rear. The noise related to the new construction will be temporary and limited to the construction hours between 7:00 a.m. to 7:00 p.m., Monday to Friday, per the Municipal Code, and the new addition will be required to comply with the development regulations of the R-M Multiple Residence Zoning District and to the requirements of the San José Municipal Code.

The future proposal is for addition of two units, for a total of three units, in an urbanized area and qualifies for CEQA Exemption 15303(b) and, therefore, the project will not negatively impact the adjacent property or properties.

PUBLIC HEARING NOTIFICATION

To inform the public of the proposed project, staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. An on-site sign describing the project was posted along the frontage of the site. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Rina Shah

Approved by:  , Deputy Director for Rosalynn Hughey, Planning Director

Date: 7/16/19

Attachments:

Draft Ordinance
Legal Description & Plat Map
CEQA Exemption Document

Owner/Applicant:

TTAI Investments, LLC
390 E. Washington Avenue
Sunnyvale, CA 94086

Contact:

Parviz Zavareh
390 E. Washington Avenue
Sunnyvale, CA 94086

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING A 0.04-ACRE PORTION OF CERTAIN REAL PROPERTY OF APPROXIMATELY 0.22-GROSS ACRE SITUATED ON THE WEST SIDE OF NORTH 5TH STREET, APPROXIMATELY 150 FEET NORTHERLY OF WASHINGTON STREET (APN: 249-45-047) (419 NORTH 5TH STREET), FROM THE LI LIGHT INDUSTRIAL ZONING DISTRICT TO THE R-M MULTIPLE RESIDENCE ZONING DISTRICT

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

WHEREAS, a Statement of Exemption was prepared for a rezoning under File No. C19-010, and said Statement of Exemption (CEQA Categorical Exemption Sections 15331 for Historical Resource Restoration and Rehabilitation and 15303[b] for New Construction or Conversion of Small Structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structures) was adopted on July 3, 2019; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to the R-M Multiple Residence Zoning District; and

WHEREAS, this Council of the City of San José has considered and approves the Statement of Exemption as the appropriate environmental clearance for the proposed project prior to acting upon or approving the subject rezoning;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN

JOSE:

SECTION 1. The recitals above are incorporated herein.

SECTION 2. All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned R-M Multiple Residence Zoning District.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein by this reference.

SECTION 3. The district map of the City is hereby amended accordingly.

SECTION 4. Any land development approval that is the subject of City File No. C19-010 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

PASSED FOR PUBLICATION of title this ____ day of _____, 2019 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

DRAFT

EXHIBIT "A"
DESCRIPTION OF PARCEL PROPERTY
FOR
LANDS OF TTAI INVESTMENTS LLC.
419 NORTH FIFTH STREET, SAN JOSE, CA
APN 249-45-047

CERTAIN REAL PROPERTY HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, AND STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL A DESCRIBED IN THE DEED OF TRUST TO TTAI INVESTMENTS LLC. A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED JULY 27, 2018, AS DOCUMENT 23991757, OF OFFICIAL RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF FIFTH STREET, DISTANT THEREON NORTHERLY 177.00 FEET FROM THE NORTHERLY LINE OF WASHINGTON STREET

RUNNING THENCE FROM SAID POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF FIFTH STREET, SOUTHERLY 57.00 FEET

THENCE LEAVING SAID LINE OF FIFTH STREET AND RUNNING PARALLEL WITH SAID NORTHERLY LINE OF WASHINGTON STREET, WESTERLY 137.70 FEET

THENCE PARALLEL WITH THE WESTERLY LINE OF FIFTH STREET NORTHERLY 17.50 FEET

THENCE AT RIGHT ANGLES WESTERLY 57.45 FEET TO THE SOUTHEASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S (FORMERLY THE WESTERN PACIFIC RAILWAY) RIGHT OF WAY

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY, NORTHEASTERLY 55 FEET MORE OR LESS, TO A POINT IN SAID LINE THAT WOULD BE INTERSECTED BY A LINE DRAWN WESTERLY FROM THE POINT OF BEGINNING AND PARALLEL WITH THE NORTHERLY LINE OF WASHINGTON STREET

BASIS OF BEARING - EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF WASHINGTON STREET, 160 FEET MORE OR LESS TO THE POINT OF BEGINNING AND BEING A PART OF **BLOCK 13 IN THE WHITE'S ADDITION TO THE CITY OF SAN JOSE.**

CONTAINING AN AREA OF 0.22 ACRES (10,018 SQUARE FEET)

SEE EXHIBIT "B" FOR THE ACCOMPANYING PLAT, ATTACHED HERETO AND MADE PART OF THEREOF.

Prepared on April 15, 2019

P. Zavareh & Associates Consulting Engineers



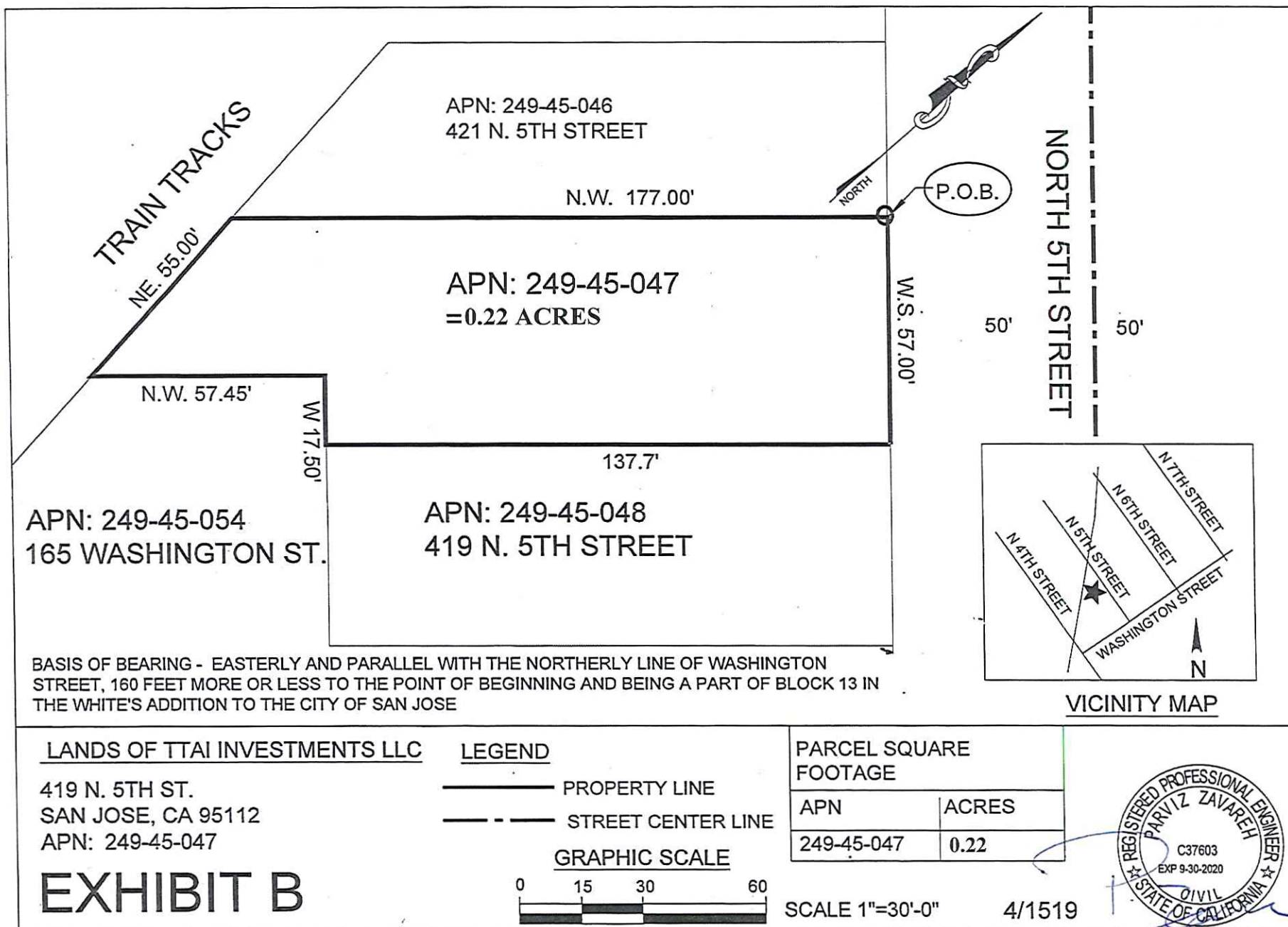


EXHIBIT B

STATEMENT OF EXEMPTION

FILE NO.	C19-010, H19-018 & HP19-003
LOCATION OF PROPERTY	West side of N. 5th Street, approximately 150 feet northerly of Washington Street at 419 North 5th Street.
PROJECT DESCRIPTION	Conventional Rezoning, Site Development Permit, and Historic Preservation Permit to rezone a 0.04-acre portion of the parcel zoned LI Light Industrial Zoning District to the R-M Multiple Residence Zoning District and to allow residential unit addition for a 0.22-gross acre site.

CERTIFICATION

Under the provisions of Sections 15331 and 15303(b) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15331. HISTORICAL RESOURCE RESTORATION/REHABILITATION

Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

EXISTING CONDITIONS

The project site is located on the west side of North 5th Street, approximately 150 feet northerly of Washington Street, at 419 North 5th Street. The 0.22-gross acre project site has split zoning and the residential portion of the site is approximately 0.18-acres. The project site is in the Hensley City Landmark District and consists of a Victorian single-family residence, built in 1874.

The adjacent uses consist of a single-family residence to the north, multiple-family residences and auto related uses to the south, multi-family residential uses to the east, across North 5th Street, and a single family residence to the west beyond the railway corridor along the rear property line of the project site. The block facing North 5th Street, between Washington Street and East Empire Street, consists of a mix of single-family, two-family and multiple-family residences.

PROJECT ANALYSIS

The proposed project is a request for a Conventional Rezoning, a Site Development Permit, and a Historic Preservation Permit to rezone a 0.04-acre portion of the project parcel zoned LI Light Industrial Zoning District to the R-M Multiple Residence Zoning District on a 0.22-gross acre site. The rezoning of the small portion of the site will bring the whole site in conformance to the General Plan land use designation of Residential Neighborhood.

The proposed rezoning will facilitate the addition of two additional units to the rear of an existing contributing structure in the Hensley Historic City Landmark District, for a total of three units. The physical work includes the demolition of a small rear portion (348 square feet) of the house and addition of two new units of approximately 2,529 square feet. Based on the Historic Resource Evaluation (refer to attachment), the rear portion of the project is not a principal character defining element of the property. The house, built in circa 1874, will continue to remain a contributor to the Hensley Historic City Landmark District and also remain a contributor to the National Register Hensley Historic District, after the removal of the small portion and addition of new construction to the existing house. Based on the historic analysis and determination of Historic Preservation Officer, the work complies with both the Secretary of Interior's Standards and our local regulations. Furthermore, the addition will not result in any new significant effects on the historic resources (both the house itself and the Hensley Historic District).¹ The physical change to the property (partial demolition and addition of two new units) conform to the City's Historic Preservation Ordinance, City's Historic Guidelines, and to the Secretary of the Interior's Standards for Rehabilitation for the Treatment of Historic Properties.

Exceptions:

CEQA Guidelines Section 15300.2 provides exceptions to the use of Categorical Exemptions where the use of a Categorical Exemption is prohibited under certain circumstances. The City has considered the projects applicability to all of the exceptions under Section 15300.2. An analysis of each of these exceptions in reference to this specific project is provided below.

- (a) Location. Class 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. Section 15300.2(a) stated that a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. The project would not impact an environmental resource of hazardous or critical concern.
- (b) Cumulative Impact. The project proposes rezoning of a 0.04-acre portion of the site to facilitate for the demolition of a small rear portion of the existing single-family home on site and to construct two new units, for a total of three units, on the subject site. The new construction is to the rear of the existing historic resource and will utilize an existing driveway with room for sufficient parking at the rear. The noise related to the new construction will be temporary and limited to the construction hours between 7:00 a.m. to 7:00 p.m., Monday to Friday, per the Municipal Code, and the new addition will be required to comply with the development regulations of the R-M Multiple Residence Zoning District and to the requirements of the San José Municipal Code. The future proposal is to request addition of two units, for a total of three units, on a site in an urbanized area and, therefore, qualifies for CEQA Exemption 15303(b), and the project the will not negatively impact the adjacent properties. Based on the above analysis, there is no evidence of a potential significant cumulative impact on the

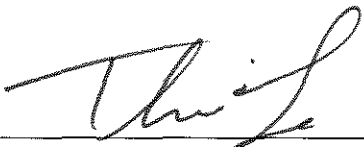
¹ Correspondence with City of San Jose Historic Preservation Officer via email, July 3, 2019.

environment from the proposed project.

- (c) Significant Effect. The proposed project site does not have any unusual circumstances that would negatively impact the environment, because the site is in not in a sensitive area, relatively flat, and is within an existing urbanize environment. The project would not result in any significant effects on the environment due to unusual circumstances.
- (d) Scenic Highways. This project site would not result in damage to scenic resources, including but no limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. Therefore, the project is not subject to 15300.2(d).
- (e) Hazardous Waste Sites. The proposed project site is not included on any list complied pursuant to Section 65962.5 of the Government Code. Therefore, the project is not subject to 15300.2(e).
- (f) Historical Resources. The subject site is in the Hensley City Landmark Historic District and consists of a Victorian single-family residence, built in 1874. The building is presently listed on the San José Historic Resources Inventory as a Contributing Structure to the Hensley City Landmark Historic District and is also a Contributor to the National Register Hensley Historic District. The rezoning of the small portion of the site will bring the site in conformance to the General Plan land use designation of Residential Neighborhood. As previously mentioned above, the addition of the two additional units will be to the rear of the Victorian house and will not cause a substantial adverse effect in the significance of the historic resources. Therefore, the project would not result in a substantial adverse change in the significance of a historic resource.

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

Date: 7/3/19


Deputy

Project Manager:
Rina Shah

Attachment: Historic Resource Evaluation, dated July 3, 2019.

HISTORIC RESOURCE EVALUATION



419 North Fifth Street

San José, California

July 3, 2019

Prepared by



Ver
Planck

HISTORIC PRESERVATION CONSULTING

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I. Introduction

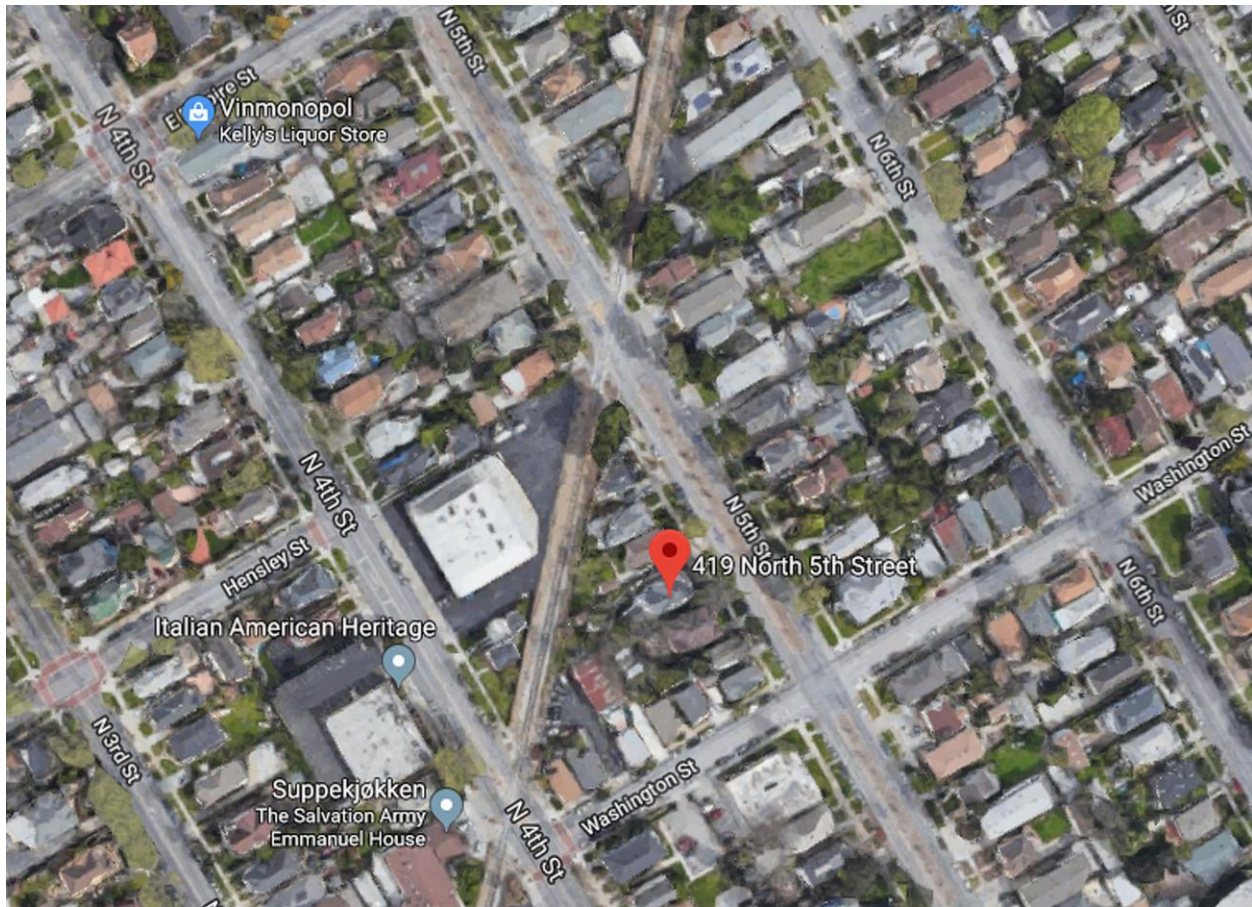


Figure 1. Aerial photograph showing location of 419 North Fifth Street, San José.

Source: Google Maps

VerPlanck Historic Preservation Consulting prepared this Historic Resource Evaluation (HRE) for TTAI Investments, owner of a two-story, wood-frame, single-family dwelling at 419 North Fifth Street in San José's Hensley Historic District (**Figure 1**). Calvin P. Bailey, founder of Angora Robe & Glove Co., built 419 North Fifth Street in 1874 as a home for himself, his wife Philene T. Bailey, and their growing family. With their business prospering, in 1893, the Baileys hired a now-unknown architect to expand and remodel the Folk Victorian dwelling. The work included building an addition on the front of the house, expanding the second floor living area, constructing a rear service wing, and re-cladding the exterior so it all matched. Various members of the Bailey family lived at 419 North Fifth Street for 46 years. Calvin died in 1909 and Philene in 1919. In 1920, their children sold the property to Elizabeth E. Richter. Richter, a widow, lived there with her two daughters until her death in 1929. In 1942, her daughters sold 419 North Fifth Street to Ward Investment Company, which in turn, sold it to Etta D. Graham. Graham, a native of Oklahoma, opened a rest home in the house, which she ran until 1954. From 1954 until 1963, the property changed hands three times. In 1963, Edward W. and Faye D. Lew, investors from San Francisco, bought 419 North Fifth Street. The Lews owned the property for 42 years, operating it both as a lodging house and as a group rental. In 2005, they sold the property to Anna Dignam and her husband Robert I.

Gibson. In 2018, they sold 419 North Fifth Street to the present owner, TTAI Investments, which plans to restore the existing dwelling and add a pair of new dwelling units within an addition built to the rear of the historic dwelling.

419 North Fifth Street is already listed in the California Register as a contributor to the National Register and locally listed Hensley Historic District. Based on the evaluation in this HRE, the property also appears individually eligible for listing in the California Register under Criteria 1, 2, and 3.

This HRE was prepared for staff in the Planning Division of the San José Department of Planning, Building, and Code Enforcement to inform its CEQA review process. Also attached are completed DPR 523 A and B forms for the property and a memo that analyzes the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation.

II. Methods

Christopher VerPlanck, the author of this report, has over 20 years of experience evaluating historical resources throughout California and the West. In compliance with the San José Planning Division's CEQA review process, this HRE provides a full description and history of the property. Christopher VerPlanck visited 419 North Fifth Street on March 25, 2019 to photograph and survey the dwelling, the site, and the surrounding neighborhood. Mr. VerPlanck conducted primary research at the following government offices, libraries, and repositories: San José Planning, Building and Code Enforcement Department; the Santa Clara County Clerk-Recorder's Office; the California Room at the San José Public Library; and the History San José Archives. VerPlanck performed additional research using on-line resources, including Sanborn Fire Insurance Maps available through the San Francisco Public Library; historical newspaper databases, including the *San Francisco Call*, *Examiner*, and *Chronicle* and *San José Mercury News*; Census and vital records from Ancestry.com; and historical maps and aerial photographs available online in David Rumsey's Map Collection. Unless noted otherwise, Christopher VerPlanck took all of the photographs in this HRE.

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III. Regulatory Framework

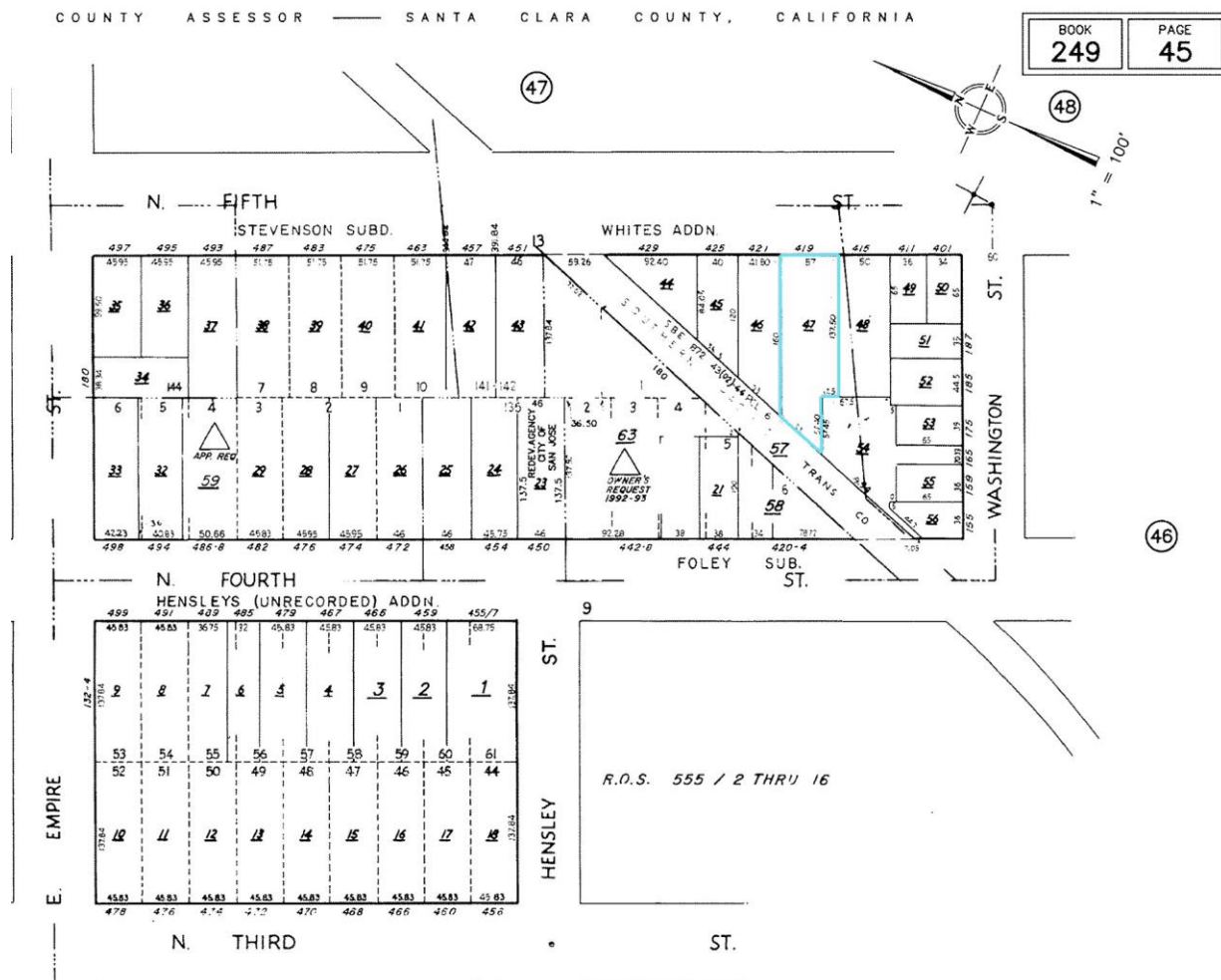
VerPlanck Historic Preservation Consulting searched federal, state, and local records to determine the subject property's development parameters and existing historical status. 419 North Fifth Street is located in a Multiple Residence (R-M) Zoning District, which allows "higher density residential development and higher density residential-commercial mixed use development."¹ As mentioned previously, 419 North Fifth Street is a contributor to the National Register of Historic Places (National Register) and locally listed Hensley Historic District. As a property listed in the National Register, 419 North Fifth Street is also listed *de facto* in the California Register of Historical Resources (California Register). As a property listed in the National Register, the California Register, and a locally designated historic district, 419 North Fifth Street is a "historical resource" as defined in the California Environmental Quality Act (CEQA). As a result of these listings, 419 North Fifth Street is included in the San José Historic Resource Inventory. The subject property is also subject to the 13th Street Strong Neighborhoods Initiative (SNI).

¹ San José Planning Code, Residential Zoning Districts, Section 20.30.010.

IV. Property Description

A. Context

419 North Fifth Street is located on the west side of North Fifth Street between Washington and Empire Streets. The subject property (APN 249-45-047) is four blocks north of downtown and two blocks north-east of St. James Park (**Figure 2**). The property, which was originally much larger, was first surveyed ca. 1850 as part of White's Addition. White's Addition is bisected by railroad tracks built ca. 1869 by the Central Pacific Railroad. White's Addition began to develop in the early 1870s as an upper-middle-class streetcar suburb, with both suburban villas and smaller cottages built on generous lots. During the first quarter of the twentieth century, many of the larger lots were subdivided into infill parcels and some of the Victorians were converted into apartments and lodging houses. After World War II, builders replaced several single-family dwellings with utilitarian apartment houses called "dingbats." Today's Hensley neighborhood embodies these trends, with a mixture of Victorian-era dwellings, smaller Craftsman bungalows, and the occasional mid-century apartment building and shopping center.



Entirely residential, the 400 block of North Fifth Street is bisected at an angle by railroad tracks severing an active freight line that connects San José's central rail facilities near Diridon Station to industrial areas in North San José, Milpitas, and beyond (**Figure 3**). Because the non-grade-separated line is still active, signals and barriers are located near the mid-point of the block. These facilities, as well as the right-of-way, provide a break in the continuity of the block. Another distinguishing feature of the block is a landscaped median that begins just north of East Julian Street and continues north to East Empire Street. The median, which is maintained by the City, memorializes a former streetcar line torn out in the 1950s. The median is about eight feet wide, bounded in concrete, and planted with flowering trees and shrubs (**Figure 4**). The 400 block of North Fifth Street also features planting strips along both sides of the street that are maintained by adjoining property owners. They are planted with grass, Mexican palms, Canary Island palms, magnolias, jacarandas, and other ornamental trees and flowering shrubs.



Figure 3. Railroad tracks crossing North Fifth Street; view toward northeast.



Figure 4. Landscaped median at the center of North Fifth Street; view toward north.

The southern half of the 400 block of North Fifth Street, where the subject property is located, consists primarily of Victorian-era dwellings constructed from the early 1870s to the early 1900s. By virtue of their styling, several of the houses on the east side of the block appear to be quite old, including 446 North Fifth Street, a ca. 1880, gable-roofed Italianate with Eastlake trusswork in the street-facing gable (**Figure 5**). A house of similar age is located at 412 North Fifth Street, across the street from the subject property. This house, which has Italianate quoins and door and window trim, was modified ca. 1915 with a Craftsman roof (**Figure 6**). Between these two Italianate-style houses are two impressive ca. 1900 Queen Anne cottages at 430 and 432 North Fifth Street (**Figure 7**). There is also a third Queen Anne cottage on the corner at 404 North Fifth Street (**Figure 8**). Rounding out the east side of the block is a 1950s-era dingbat at 436 North Fifth Street and several altered Victorians that have been converted into apartments.



Figure 5. 446 North Fifth Street.



Figure 6. 412 North Fifth Street.

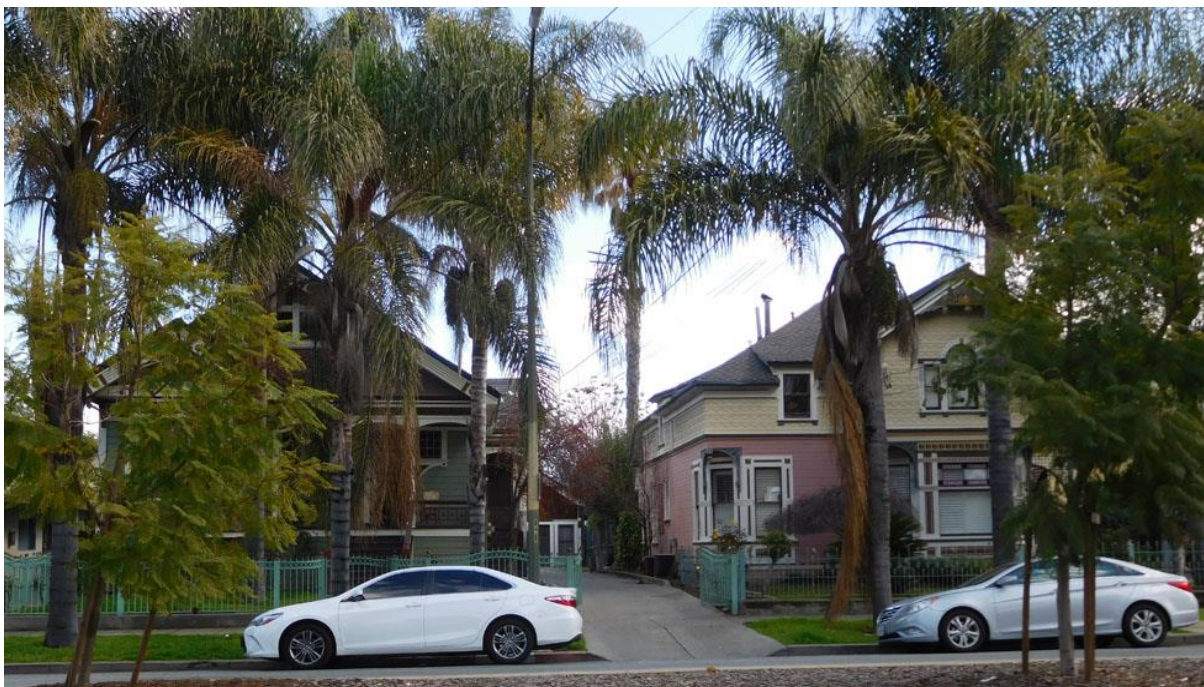


Figure 7. 430 (right) and 432 (left) North Fifth Street.



Figure 8. 404 North Fifth Street.



Figure 9. 429 North Fifth Street.



Figure 10. 425 (right) and 421 (left) North Fifth Street.

The west side of the 400 block of North Fifth Street is quite different. Not only does it have less street frontage because of the railroad tracks, it contains fewer Victorians. Those Victorians it does have once sat on very large lots that were later subdivided and infilled with Craftsman bungalows in the 1910s. After the subject property, which is the oldest building on the block, the next-oldest is 429 North Fifth Street, a ca. 1880 Italianate/Eastlake cottage adjoining the railroad tracks (**Figure 9**). Located next to it is 425 North Fifth Street, a one-and-a-half-story, Colonial Revival cottage built in 1920 (**Figure 10**). Located between it and the subject property is 421 North Fifth Street, a one-story Craftsman bungalow built in 1918 on what used to be the side yard of the subject property (**See Figure 10**).

On the south side of the subject property is a Queen Anne mansion at 415 North Fifth Street. Built in 1898, the large single-family dwelling was later broken up into four apartments. Although it retains some of its original Queen Anne features and detailing, including the prominent corner turret and witch's cap, doors, windows, and some trim, the exterior was re-clad in asbestos shingles ca. 1950 and some windows appear to have been infilled (**Figure 11**). Between this property and Washington Street is a pair of modest Craftsman bungalows at 401 and 411 North Fifth Street. These houses, which were both built ca. 1915 as part of a small tract of seven bungalows along North Fifth and Washington Streets, are built on land that once belonged to the same family that built 419 North Fifth Street. Albeit modest, they are very good examples of early twentieth century infill development in the Hensley neighborhood (**Figures 12-13**).



Figure 11. 415 North Fifth Street.

A driveway on the north side of Washington Street between North Fourth and North Fifth Streets provides access to an auto repair facility at 165 Washington Street. This “key lot” today contains a utilitarian corrugated metal shed erected ca. 1965 (**Figure 14**). This property was historically part of the subject property, once containing the manufacturing facilities of the Angora Robe & Glove Company that belonged to the same family that built 419 North Fifth Street. 165 Washington Street continues to abut the subject property to the southwest and it also adjoins the railroad right-of-way that bisects the subject block (**Figure 15**).



Figure 12. 401 (left) and 411 (right) North Fifth Street.



Figure 13. 155 (left) to 187 (right) Washington Street.



Figure 14. 165 Washington Street.



Figure 15. Railroad right-of-way.

B. Site Description

419 North Fifth Street occupies a portion of an irregularly shaped parcel containing 10,018 square feet of space as well as 57 feet of frontage on North Fifth Street and 53 feet of frontage along the mid-block railroad right-of-way. The lot varies in depth from 160 feet along its north side to 95 feet along the south side, with a minor jog along the southern boundary. The subject property was originally much larger, comprising much of the area bounded by North Fifth Street, Washington Street, and the railroad tracks. Over time, the property was incrementally subdivided and sold off, with the parcel achieving its existing configuration by 1942. Even though it has been much reduced in size, the subject property is still quite large and it is composed of several distinct sections. At the front of the property are the planting strip along North Fifth Street and the front yard. The planting strip contains untended grass and a pair of mature Canary Island palms. In contrast, the front yard is composed of two former lawn panels bounded by low concrete and brick retaining walls. The panels now contain river rock and two small planting beds containing geraniums, succulents, a camellia bush, and other flowering plants (**Figures 16-17**). A con-

crete path bisects the front yard on its way from the sidewalk to the front porch, and another Canary Island palm is located near the entrance to the side yard to the south.



Figure 16. Front yard from sidewalk.



Figure 17. Front yard from front porch.

To the left (south) of the house is a narrow side yard/passageway. Partially paved, the side yard contains several plantings, including a Mexican fan palm, a cactus, and a fig tree that recently toppled (**Figure 18**). To the right (north) of the house is an unpaved driveway and planting strip containing geraniums, jade plants, and birds of paradise (**Figure 19**).



Figure 18. Side yard/passageway on south side of property.

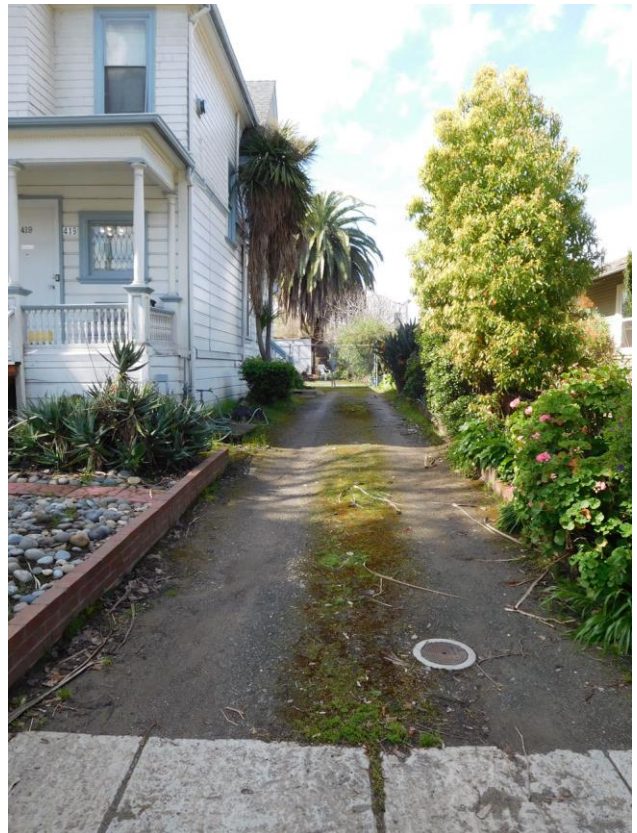


Figure 19. Driveway on north side of property.

At the far west end of the driveway is a chain-link gate that provides access to the rear yard. The rear yard is irregularly configured and bounded by high wooden fences (**Figure 20**). Mostly paved in concrete, the rear yard contains a shed-roofed shelter at the rear of the house and two ramshackle plywood out-buildings of relatively recent origin (**Figure 21**). The rear yard also contains several palms, including two Canary Island palms and a Mexican fan palm.



Figure 20. Rear yard; view toward north from patio.

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Figure 21. Plywood sheds in rear yard; view toward northeast.

C. Architectural Description

General Description

419 North Fifth Street is a two-story, wood-frame, single-family dwelling (**Figure 22**). Built in 1874 and extensively remodeled and expanded in 1893, the dwelling has a complicated construction chronology that is reflected in its unique blend of the Folk Victorian, Queen Anne, and Colonial Revival styles. The building retains what appears to be its original brick perimeter foundation and a compound hipped and gable roof clad in asphalt shingles. The original brick chimneys were probably destroyed in the 1906 Earthquake, likely rebuilt, and subsequently removed. The exterior of the dwelling is clad in a combination of rustic channel siding



Figure 22. 419 North Fifth Street; view toward southwest.

(first floor) and decorative painted shingles (second floor). The windows are mostly wood and double-hung, although a handful at the back have been replaced with aluminum and vinyl-sash counterparts. The primary façade, which is entirely a product of the 1893 remodel, is designed in a modest blend of the Queen Anne and Colonial Revival styles. Other parts of the exterior retain aspects of the original Folk Victorian style, especially the large gables with eave returns.

As mentioned, the dwelling has been sporadically used as a rest home and lodging house from ca. 1950 onward, and several changes have been made to the interior to accommodate single-room-occupancy tenants, including closing off doors between rooms to ensure that each room has only one means of access and providing individual locks for each guest room. In addition, many of the original interior finishes and detailing have been removed and replaced with contemporary low-maintenance materials, especially toward the rear of the first floor level. Presently, the first floor level contains an entry hall, living room, dining room, kitchen, two bedrooms, a laundry room, and two bathrooms. The second floor, which is more intact, has four bedrooms and two bathrooms. 419 North Fifth Street appears to be in fair condition, with some evidence of deferred maintenance, as well as ad hoc repairs and utilitarian materials that are not in keeping with the building's original design.

East (Primary) Façade

The primary façade of 419 North Fifth Street faces east toward the street (**Figure 23**). This part of the dwelling was expanded and remodeled in 1893. It is two bays wide with a three-sided, angled bay window in the left bay and an entry porch and two windows in the right bay. The first floor level is clad in rustic channel siding and the second floor in painted shingles. The bay window is very simply appointed, with an intermediate cornice separating the first and second floor levels. Each level contains three double-hung wood windows. The center windows are wider and have smaller upper sashes. Above the center window on the second floor level is a plaster garland ornament. Above the bay window is the attic gable which is supported by a pair of shingled brackets (**Figure 24**). The gable is shingled, with some of the shingles featuring a decorative sawtooth pattern. The gable is further embellished by a louvered vent capped by a semi-circular molding. The first floor level of the right bay is sheltered within a porch (**Figure 25**). The flat-roofed porch is supported by four Tuscan columns that sit atop paneled consoles. A wood balustrade made of turned balusters links the consoles. The columns support an entablature comprising a plain frieze, dentil molding, and narrow projecting cornice that aligns with the intermediate cornice of the adjoining bay window. The rear wall of the porch fea-



Figure 23. East (primary) façade.



Figure 24 Upper part of bay window and attic gable.

tures the main entrance, which contains a non-historic single-panel door and an art glass window. Above the porch is a double-hung window on the right side. To the left is a shingled bump-out. The primary façade terminates with a dentil molding and a simple molded cornice.

North (Secondary) Façade

The north, or secondary, façade of 419 North Fifth Street faces the driveway, meaning that much of it is visible from the street. The north façade is composed of four sections, beginning with the portion closest to the street. As mentioned, this part of the house was significantly expanded in 1893 and, as a result, it matches the primary façade. In regard to its fenestration, this area is articulated by a double-hung wood window that illuminates the stair inside the house **(Figure 26)**. The middle part of the north façade is part of the original 1874 Folk Victorian. Clad like the rest of the exterior in rustic channel siding below and shingles above, its earlier construction is signaled by its bold raking cornice and eave returns **(Figure 27)**. The two windows at first



Figure 25. Entry porch.

floor level contain non-historic aluminum sashes, whereas the two windows at the second floor level retain their double-hung wood sashes with a lite pattern of one-over-one. This part of the north façade terminates with a broad overhanging cornice embellished with a dentil molding. Continuing toward the rear of the house is the one-story porch and the kitchen wing. This section is clad entirely in rustic channel siding. In terms of its fenestration, it is articulated by two aluminum slider windows and a 1950s-era, solid-core wood door **(Figure 28)**. The rearmost section of the north façade comprises a one-story service wing constructed ca. 1893. Today it contains the laundry room, pantry, and a bathroom. Clad in rustic channel siding, there is a visible seam on the north wall showing where a porch at the rear part of the service wing was later enclosed. The north façade of the service wing is articulated by an older, six-lite wood casement window at the left and a vinyl slider at the right. It terminates with a simple molded cornice without any applied ornament **(Figure 29)**.



Figure 26. Easternmost (front) part of north façade.



Figure 27. Central part of north façade.



Figure 28. Porch/kitchen wing.



Figure 29. North façade of rear service wing.

South (Tertiary) Façade

The south (tertiary) façade of 419 North Fifth Street faces the narrow south side yard/passageway. When 419 North Fifth Street was originally built, there were no houses between it and Washington Street, meaning that the south façade remained visible until 1898, when 415 North Fifth Street was built. Because of this, most of the south façade is finished to the same degree as the east and north façades. The easternmost part of the south façade matches the primary façade in terms of its massing, materials, and detailing. It is articulated only by a single fixed window at the first floor level (**Figure 30**). Moving toward the rear of the property, the next section is part of the original 1874 dwelling. The first floor level is chamfered to allow more light into what was originally the middle parlor. The chamfered section, which is presently infilled with non-historic T1-11 siding, contains a pair of non-historic doors installed to provide a secondary means of egress for the middle parlor, which is now a bedroom. A contemporary wood stair and porch serve this entrance. To the left of the doors is a double-hung wood window. The second floor level matches the north façade with its raking cornice, eave returns, and dentil molding. The only difference is that the two windows have semi-circular arched headers (**Figure 31**). These windows provide an excellent clue to the early construction of this house. Continuing back from the gabled section toward the rear of the house is an integral porch enclosed within non-historic lattice-work. Behind it is another small porch enclosed in 1996. Clad in rustic channel siding, the former porch is articulated by a double-hung wood window and a contemporary wood door (**Figure 32**). The rearmost part of the south façade comprises the ca. 1893 service wing. Clad in rustic channel siding, it is articulated by a 1950s-era aluminum slider and a pair of double-hung wood windows without any ornament (**Figure 33**).



Figure 30. Easternmost (front) part of south façade.



Figure 31. Central part of south façade.



Figure 32. Porch near rear part of south façade.

West (Rear) Façade

The west (rear) façade of 419 North Fifth Street faces the rear yard. It is composed of two parts: the rear wall of the ca. 1893 service wing and the rear wall of the 1874 house. The rear façade of the ca. 1893 service wing was formerly a porch that was enclosed at an unknown time. Accessed by a short wood stair, it is articulated by a pair of vinyl windows and a non-historic solid-core door (**Figure 34**). In contrast, the rear façade of the 1874 house is composed of several parts. The rear wall of the one-story kitchen wing is articulated by a four-lite aluminum window. Visible above it is the gable roof of the second floor level. Similar to the gable-roofed wings on the north and south façades, the gable on the west façade has a broad raking cornice, eave returns, and a narrow dentil molding. The gable contains a pair of non-historic vinyl sliders. The outline of the original window is visible in the siding, which was clumsily patched at an unknown date (**Figure 35**).



Figure 33. South façade of rear addition.



Figure 34. North (left) and west (right) façades of service wing.



Figure 35. West façade of 1874 house.

Interior

As mentioned previously, the interior of 419 North Fifth Street has undergone extensive alterations – more so than the exterior. Most of the changes, including the infilling of several doors connecting individual rooms, the installation of new doors to the exterior, the enclosing of several porches to provide additional living space, and the replacement of the original lath and plaster and wood finishes with undecorated gypsum board, appear to have mostly taken place in the 1990s. Upon entering the house from the street, one emerges into the entry hall. The entry hall and the adjoining living room (originally the front parlor) are by far the most intact interior spaces in the house, with exposed hardwood flooring, molded wood baseboards, paneled pocket doors (**Figure 36**), and an elegantly curved stair with hardwood bannister (**Figure 37**). These two rooms were likely added to the house as part of the 1893 addition. The rest of the first floor level, which includes a bedroom (originally the middle parlor), a dining room, a bathroom, a kitchen, another bedroom (originally a porch), and the rear service wing, has been extensively remodeled with virtually no original materials or features remaining. Indeed, most of the first floor level appears to have been rebuilt during the 1990s, with carpeted floors, smooth gypsum board walls and ceilings, hollow-core doors, and contemporary baseboards and door and window trim (**Figures 38-39**).



Figure 36. Pocket door leading from entry hall to front parlor.



Figure 37. Stair in entry hall.



Figure 38. Dining room.



Figure 39. Back bedroom on first floor level.

The second floor level contains four bedrooms and two bathrooms. The stair leads up to a central hall that provides access to three bedrooms at the front of the house. A hallway leads to the two bathrooms and the fourth bedroom at the back of the house. Unlike most of the first floor level, most of the second floor level appears to be finished in its original Victorian materials and finishes with lath and plaster walls and ceilings, high wood baseboards, molded door and window trim with bullseye corner blocks, and four-panel wood doors (**Figure 40**). On the other hand, the bathrooms were remodeled in 2007.



Figure 40. Typical bedroom on second floor level.

V. Historical Contexts

This section provides an overview of San José's Hensley neighborhood, a construction and ownership chronology of 419 North Fifth Street, and information on all known owners and occupants of the property.

A History of the Hensley Neighborhood

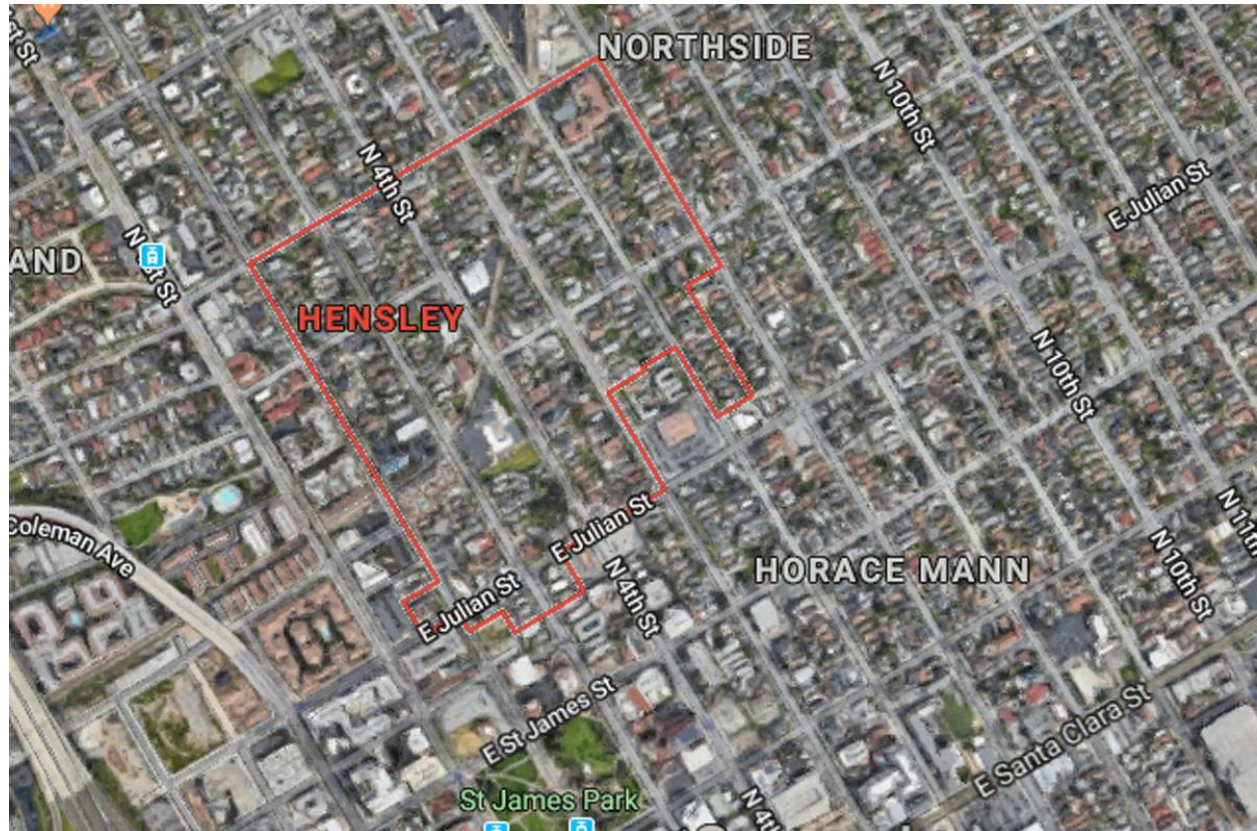


Figure 41. Aerial photograph showing boundaries of the Hensley neighborhood.

Source: Google Maps

San José's Hensley neighborhood occupies a relatively small part of the San José's historic Second Ward north of downtown.² The Hensley neighborhood is bounded by North Second Street to the west, East Empire Street to the north, North Seventh Street to the east, and East Julian Street to the south (**Figure 41**). Adjoining neighborhoods include Japantown to the north, Northside to the east, Horace Mann and downtown to the south, and Ryland to the west. Surveyed in 1850 as part of the unrecorded White's Addition, one of the first additions to the Campbell and Lyman's Original Survey of 1847, the Hensley neighborhood is named for Major Samuel J. and Mary Helen Hensley, who built an opulent estate on the east side of North First Street, near what is now the Ryland Mews condominium complex, in the 1850s. The estate was gradually subdivided and developed from the 1870s onward.

² Much of the nomenclature and general historical information in this section is derived from Archives & Architecture's *Historic Context Survey: 13th Street Neighborhoods, San Jose's Historic Second Ward* (2006).

Historical Background: 1777 to 1850

What is now the Hensley neighborhood is part of what was once the original *Pueblo de San José de Guadalupe*. Established in 1777 by Spanish authorities as the first civil settlement in northern California, the Pueblo of San José was originally located near what is now the intersection of Hobson and San Pedro Streets. Due to flooding from nearby Guadalupe Creek, a decade later the pueblo was relocated about a mile to the south, to what is now the intersection of West Santa Clara Street and South Market Street.³

During the Spanish Colonial period (1777-1821), the area north of the pueblo – an area bounded by Guadalupe Creek, East Julian Street, North Seventh Street, and East Taylor Street – was divided into agricultural plots called *suertes*. This small-scale agricultural land use pattern continued throughout the quarter-century of Mexican Rule (1821-1847). Following the American conquest of California in 1846-47, American civil authorities decided to expand the boundaries of the original Spanish/Mexican pueblo. They hired William Campbell and Chester Lyman to do the survey. Basing their work on the traditional American “gridiron” plan, albeit using the Spanish *vara* as the unit of measurement, Campbell and Lyman’s 1848 Original Survey greatly increased the size of San José, providing space to grow for several decades. The boundaries of the Original Survey included San Pedro Street to the west, Julian Street to the north, Eleventh Street to the east, and Reed Street to the south.⁴

American migrants began flocking to San José during the Gold Rush and its immediate aftermath, lured by the Santa Clara Valley’s temperate climate, rich soil, and abundant business opportunities in agriculture, horticulture, trade, and manufacturing. As real estate values increased in the Original Survey, speculators began acquiring rural ranch land on the city’s fringes and laying out various “additions.” One of the earliest was White’s Addition. Surveyed by Charles White, a prominent resident of San José, “White’s Addition” was bounded by First Street to the west, Taylor Street to the north, Seventh Street to the east, and Julian Street to the south. White died in an explosion of the ferry *Jenny Lind* in San Francisco Bay in 1853. Although White’s Addition was never recorded, subsequent property owners and subdividers generally adhered to its general outlines.⁵

As shown in Thompson & West’s 1876 *Atlas of Santa Clara County*, the streets of White’s Addition were aligned with the Original Survey and used the same street nomenclature, but the blocks were much larger (**Figure 42**). West of Main Street (now North Fifth Street), the blocks were over double the size of the Original Survey, in part because Washington Street abruptly terminated at Main Street. Laid out on the rich agricultural *suertes* adjoining Guadalupe Creek, White’s Addition may have been intended for gentlemen farmers who wanted to live outside of the city proper but not too far away so they could not easily travel to their places of business. Although not an original feature of White’s Addition, an early and important intervention in the street grid was the Central Pacific (later Southern Pacific) Railroad right-of-way, which cut a northeasterly arc through the neighborhood. Built after 1870, this branch line connected the San Francisco & San Jose depot west of downtown San José to the newly completed

³ Archives & Architecture, LLC, *Historical Evaluation: Land Forge Residential Project, 535 North Seventh Street, San José, Santa Clara County, California* (San Jose: 2016), 6.

⁴ Ibid., 7.

⁵ Ibid.

Transcontinental Railroad via Niles Canyon. Also shown on early maps is a horse-drawn street railway running along Main (now North Fifth) Street from downtown to Washington Street, where it jogged east to Seventh Street and then eastward along Empire Street.

Hensley's Park: 1851 to Present

In the early 1850s, Major Samuel J. and Mary Helen Hensley began building an estate on the east side of First Street between Empire and Julian Streets. The estate, which appears in the 1876 Thompson & West Atlas, was part of a small subdivision called Hensley's Addition, which was originally part of White's Addition (See Figure 42). Samuel Hensley came to California with the Chiles Party in 1843, when he was 26. He was a participant in the Bear Flag Revolt of 1846 and the subsequent American military takeover of California during the Mexican and American

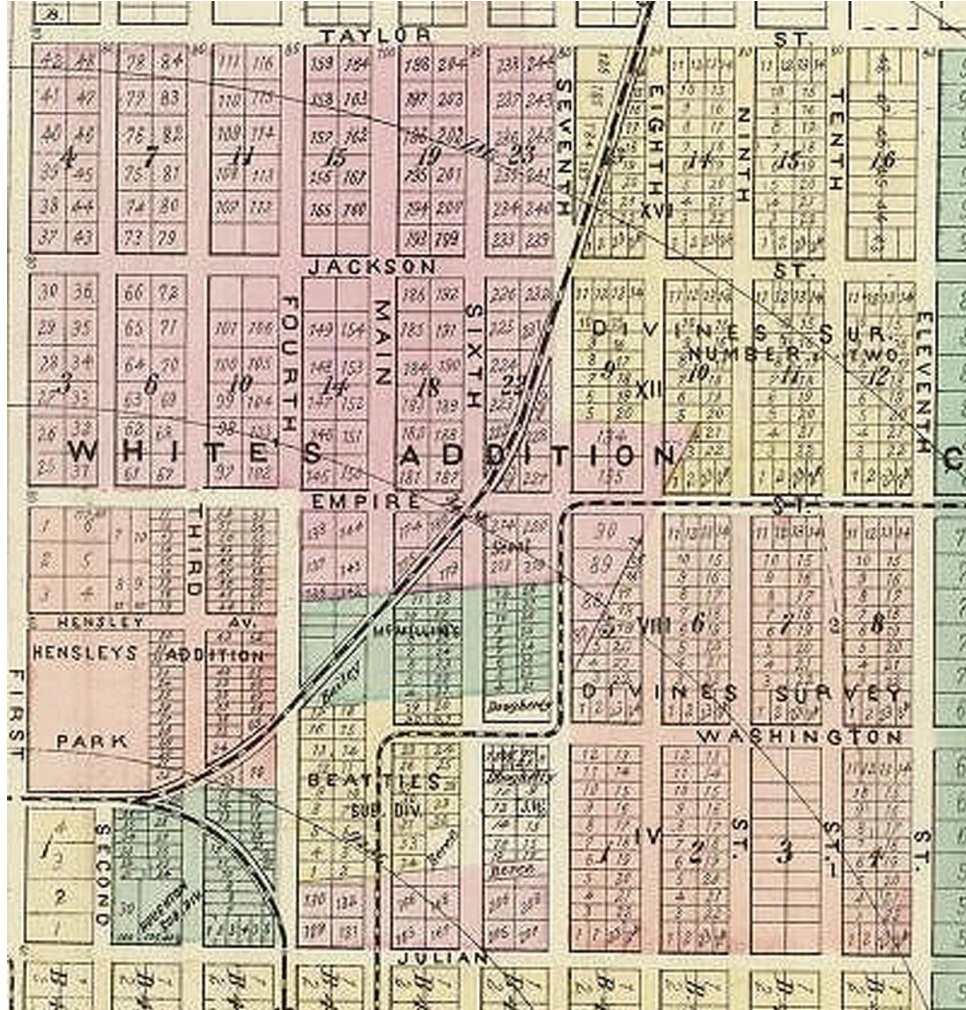


Figure 42. Section of Thompson & West's Atlas of Santa Clara County showing White's Addition and adjoining subdivisions.

Source: David Rumsey Map Collection

War. By the end of the war he had obtained the title of major. In 1851, he married Mary Helen and amassed a great fortune as the proprietor of the California Steam Navigation Co. The Hensley Estate was lushly landscaped and the house was opulent. Major Hensley died in 1866, leaving the estate to Mary Helen and her two children. The house burned in 1870, and Mary Helen built a southern plantation-style mansion to replace it. In the 1870s, Mary Hensley began subdividing the estate. In 1890, she moved to Montana and sold the rest of the property to speculators.⁶

⁶ "Hensley Historic District" (Untitled document at the San José Planning Division), 103-4.

Several other people had acquired parts of White's Addition during the last quarter of the nineteenth century. According to Thompson & West's *1876 Atlas of Santa Clara County*, someone named McMillin had purchased a large section of White's Addition east of Hensley's Addition between Fourth and Seventh Streets. Robert Beattie owned a subdivision on Main (now North Fifth) Street between Julian and Washington Streets. Meanwhile, Calvin P. Bailey had purchased a much smaller triangular plot bounded by the Southern Pacific right-of-way, Main Street, and Beattie's subdivision (**See Figure 42**). These tracts are all now considered to be part of the Hensley neighborhood.

The Hensley neighborhood began to develop in the late 1860s/early 1870s, as local landholders like Robert Beattie, James A. Philips, James Stevenson, George M. Bowman, and others, began subdividing their land into house lots. The presence of the Southern Pacific right-of-way in the neighborhood attracted several industrialists as well, including George M. Bowman who built the Golden Gate Packing Company cannery complex within the "wye" formed by the Southern Pacific tracks on Fourth Street.⁷ The opening of the cannery convinced several other landowners to subdivide their land, as well as for speculators to build snug cottages for cannery workers in the 1870s and 1880s. The incremental subdivision of the Hensley Estate in the 1880s and 1890s lured even more development to the neighborhood, especially along Second and Third Streets, between the Southern Pacific tracks and Empire Street.⁸

Development in the Hensley neighborhood remained quite varied, with larger mansions belonging to members of the city's elite sprinkled among smaller cottages inhabited by cannery workers. A few residents developed multi-use properties, including Calvin P. Bailey, proprietor of Angora Robe & Glove Co., who built a house at 419 Main (North Fifth) Street and a factory at the back of his property, adjoining the Southern Pacific Railroad tracks, at 400 North Fourth Street.

After World War I, the Hensley neighborhood began to lose its lustre as a middle-to-upper-middle-class district, and many longtime residents began moving to newer and more prestigious neighborhoods on the city's outskirts. Speculators purchased many of the aging Victorian houses and subdivided their large lots, building rows of Craftsman bungalows on what had once been the gardens of the older homes. By 1920, the Hensley neighborhood was essentially built-out, although a handful of larger apartment buildings were constructed on the sites of existing buildings up until 1930.⁹ The area's multi-family character intensified World War II and the postwar era, as entrepreneurs split up the remaining Victorian mansions into apartments, rest homes, and lodging houses.

By the 1970s, downtown San Jose and many of its adjoining residential neighborhoods had fallen into steep decline, with most new investment occurring in the city's sprawling hinterlands. Nonetheless, some people appreciated the Hensley neighborhood's central location, mature tree canopy, and intact housing stock from the late Victorian, Edwardian, and Craftsman periods. In the early 1980s, a group of local residents and preservationists calling itself the Hensley Historic District Association prepared a successful nomination to list the neighborhood in the National Register of Historic Places. Since then,

⁷ Ibid., 105.

⁸ Ibid.

⁹ Hensley Historic District Association, "National Register Nomination for Hensley Historic District (San Jose: 1983), 8-5.

many others have purchased homes in the area and fixed them up. Nevertheless, the Hensley neighborhood remains a diverse, mixed-income area that accommodates people of many different ethnicities and socio-economic status.

B. Development of 419 North Fifth Street

Original Construction: 1874

Ca. 1874, Calvin P. Bailey, a successful livestock rancher, purchased a small triangular tract in a part of White's Addition known as McMillin's Survey. The parcel had 300 feet of frontage on the west side of Main (North Fifth) Street and it extended westward to the Southern Pacific tracks, with the western foot of the triangle touching North Fourth Street. The property, which appears in Thompson & West's 1876 *Atlas of Santa Clara County*, comprised parts of Lots 133, 139, and 140 of Block 13 (**Figure 43**). Bailey was a stockman who raised Angora goats on a ranch outside Salinas. He raised them both for their hair and their hides, from which he manufactured mittens and gloves, carriage robes, whips, and parlor and buggy mats. His business, Angora Robe & Glove Co. (founded in 1874) prospered, justifying the purchase of an in-town lot upon which he would build a house and a manufacturing facility.¹⁰

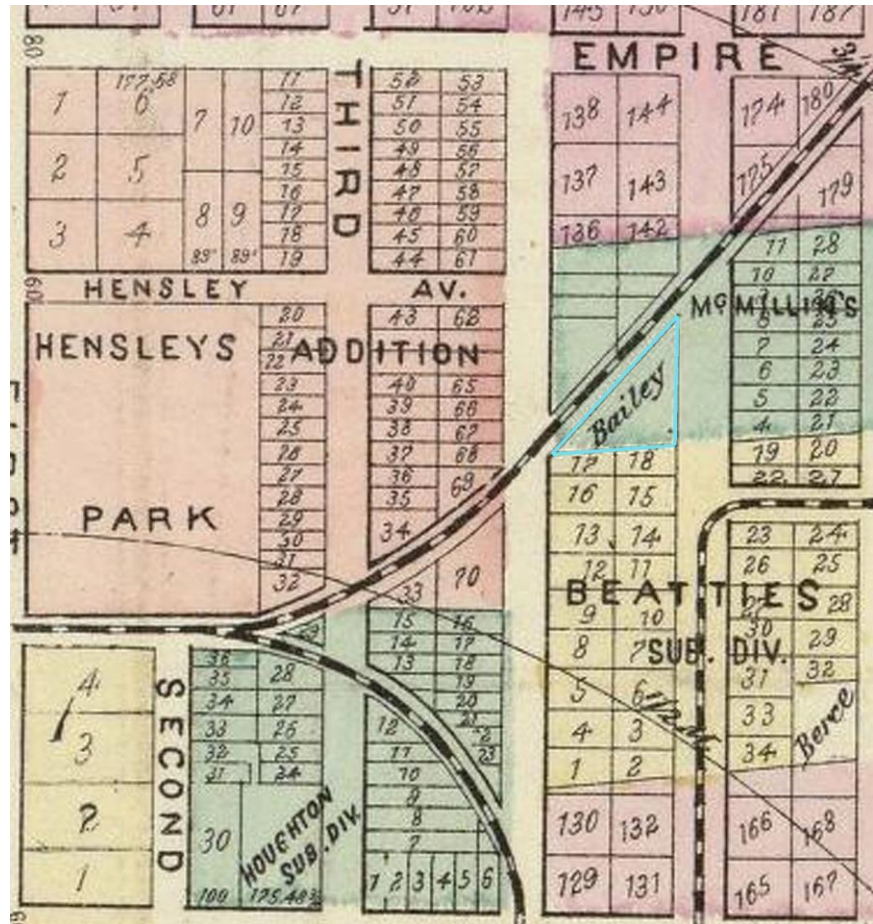


Figure 43. Detail of Thompson & West's Atlas of Santa Clara County showing Calvin P. Bailey's property in blue.

Source: David Rumsey Map Collection

¹⁰ Santa Clara County Assessment Book, 1876-77, in History San José Archives.

Calvin P. and Philene T. Bailey and Family: 1874 to 1920

Calvin Porter, "C.P.," Bailey was born September 14, 1841 in Delevan, Wisconsin. In 1864, he came to California and began raising Angora goats near Salinas. After getting established, he returned to Wisconsin and married his college sweetheart, Philene Tuttle, on November 7, 1870.¹¹ Philene Tuttle was born in 1842 in Marion County, Ohio, but she moved to Wisconsin as a child. Calvin and Philene had met at the University of Wisconsin in Madison. The newlyweds came to California in 1870 and took up residence on Bailey's ranch near Salinas. Four years later, they moved to San José.¹² According to the 1880 Census, the earliest to record the family in California, the household consisted of Calvin (age 38), Philene (age 38), and their four children: Charles (age 9), Willie (age 5), Fred (age 3), and Laura (age 6 months). Living with the family at their home on North Fifth Street were Calvin's sister Jennie (age 17) and a boarder named Mary Harris (age 23). Calvin's occupation was listed as "pres. Angora Robe and Gove Co." and Philene's occupation was "keeping house." All four of the children were born in California.¹³

According to the 1879-80 Santa Clara County Assessment Book, Calvin and Philene Bailey's property was worth \$2,300, or \$200 less than it was in 1876. The reason for the loss of value was because the Baileys had sold off the northerly 50 feet of their property. The 1879-80 Assessment Book also itemized some of the Baileys' personal property, including a buggy, harness horse, watch, miscellaneous furnishings, and a sewing machine.¹⁴ The value of the property dropped again slightly to \$2,220 in the 1880-81 and 1881-82 Assessment Books, probably due to the economic slump following the crash of the Comstock Lode. A year later, it rose to \$2,520 according to the 1882-83 Assessment Book.¹⁵ The increase in value is attributable to "improvements" that Bailey had made to his factory, or possibly to the house; the assessment books are unclear. According to the 1883-84 Assessment Book, in addition to his real property, Calvin Bailey owned \$250 worth of hides and hair, \$20 worth of machinery, and a \$75 wagon, indicating that his manufacturing operations were more extensive than they had been in 1882-83.¹⁶

The 1884 Sanborn Maps provide some valuable information about the Baileys' property, which at that point was about a decade old and consisted of a house at the front and the glove factory and stables at the rear (**Figure 44**). According to the 1884 Sanborn Maps, the glove factory was a one-story, wood-frame structure attached to a stable. Meanwhile, the 1884 Sanborn Maps indicate that the house was one-and-a-half stories with a wrap-around front porch. Similar to today, it had two gable-roofed wings on the north and south sides and a recessed porch further back along the south side.

¹¹ Wisconsin Marriage Index, 1820-1907, "Calvin Porter Bailey."

¹² "Widow of Early San Josean Dies," *San Jose Mercury News* (June 23, 1919).

¹³ 1880 Census for San José, California, Enumeration District 243, Sheet 36.

¹⁴ Santa Clara County Assessment Book, 1879-80, in History San José Archives.

¹⁵ Santa Clara County Assessment Books, 1880-81 to 1882-83.

¹⁶ Santa Clara County Assessment Book, 1883-84.

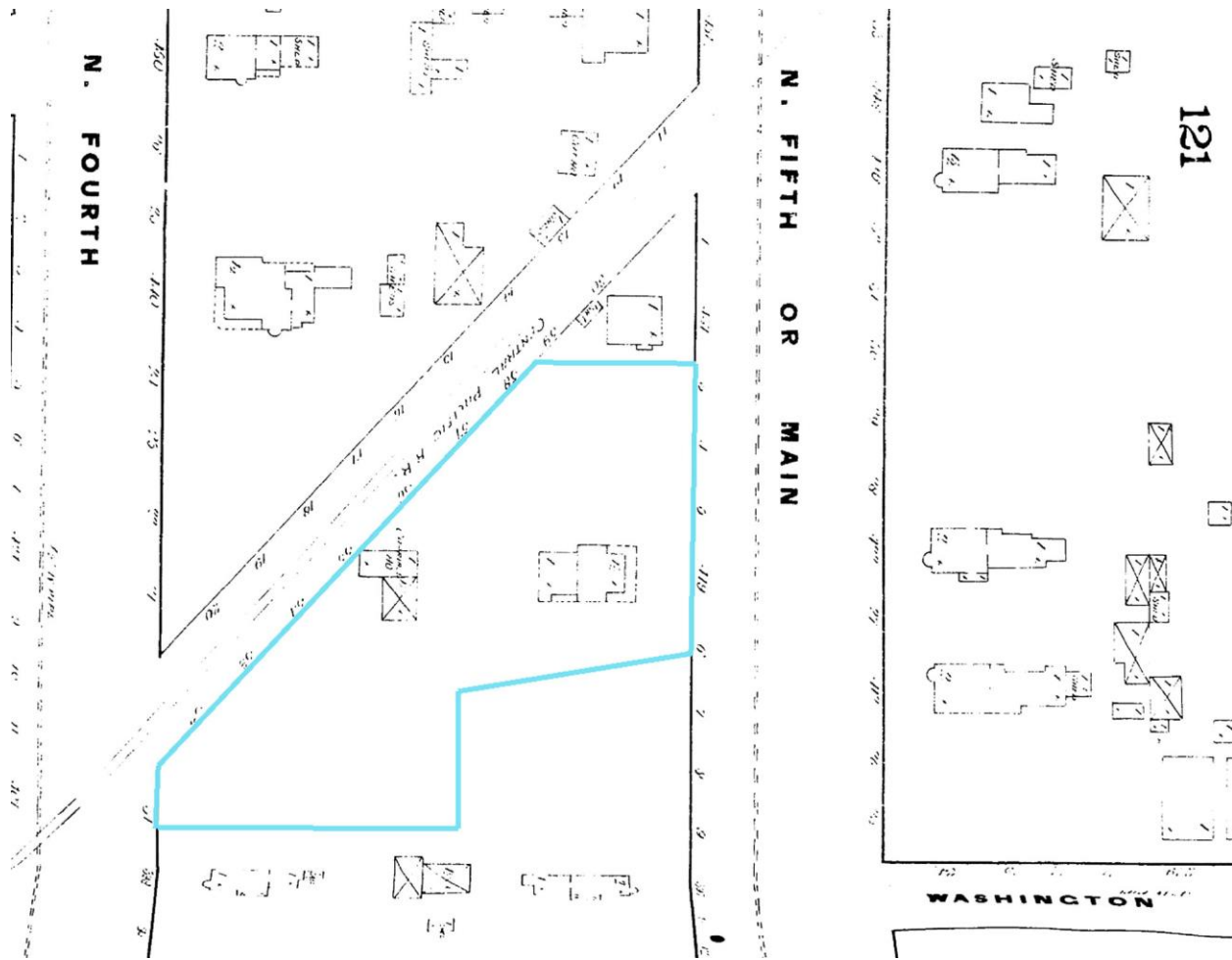


Figure 44. 1884 Sanborn Maps showing Calvin P. and Philene Bailey's property in blue.

Source: San Francisco Public Library

In 1884, the address of the subject property changed from 118 Main Street to 419 North Fifth Street. Santa Clara County and San José City Directories list Calvin P. Bailey at this address from 1885 until 1908 as president of the Angora Robe & Glove Company. The factory at the rear of the property had its own address of 400-02 North Fourth Street.¹⁷

In addition to his thriving business, Calvin P. Bailey, a registered Republican, took an avid interest in the governing of his adopted city, in particular the Second Ward. He was also a member of the San Jose Board of Trade, the equivalent of today's Chamber of Commerce. Philene Bailey, "a lady of culture and refinement," was also interested in local affairs, running for a position on the board of trustees of the San Jose School Department in April 1884.¹⁸ An observant Presbyterian, Philene Bailey later became a devoted member of the Women's Christian Temperance Union (WCTU) and an advocate for women's suffrage. She eventually became the president of the local WCTU chapter. As prominent members of

¹⁷ Santa Clara County Directories, 1884-85 to 1908.

¹⁸ "Old Tom's Doctrine Tilden and Reform — Second War Democrats in Council," *San Jose Evening News* (April 2, 1884), 3.

San José's business and charitable communities, the Bailey family's activities began to be regularly reported in the Society pages, including their travels to Monterey, Santa Cruz, and Pacific Grove or on longer trips to visit family "Back East." The Baileys were also charter members of a group called The Society of Happy Badgers, which was open to all Wisconsin natives living in San José.

In December 1886, Calvin P. Bailey announced that he would build an all-new, two-story factory to replace the one-story structure he had built ca. 1874 and expanded ca. 1883. According to an announcement in the *San Jose Evening News*, the new factory would measure 24' x 40' in plan and would provide space for a workforce of about 40 people, most of whom were women and girls, as well as a few Chinese men.¹⁹

In the summer of 1887, Calvin and Philene Bailey joined a group called the San Jose Home Protection Association to combat the efforts of a local property owner to establish a "Chinatown" on a tract he owned that was bounded by Fifth, Taylor, Seventh, and Jackson Streets in the Second Ward.²⁰ The 1880s were a period of intense anti-Chinese agitation in California, and attempts to establish a place for Chinese immigrants to live were adamantly opposed by white people in most California communities.

According to the 1891 Sanborn Maps, published seven years after the 1884 series, the Bailey property had evolved quite a bit (**Figures 45-46**). In addition to the new glove factory, which appears at the southwest corner of their land, the Bailey property contained two stables and the former glove factory, which had been converted into a shed and a wagon house. Meanwhile, their house had been enlarged with a one-story kitchen addition at the northwest corner. Similar to what is shown on the 1884 Sanborn Maps, the house still had a wrap-around front porch and an integral porch on the south side, but by 1891 there was also an integral porch on the north side adjoining the new kitchen addition. Within the broader neighborhood, the 1891 Sanborn Maps show only two houses on the west side of North Fifth Street between the Southern Pacific railroad tracks and Washington Street, which had finally been cut through from Fifth to Fourth Street. Meanwhile, the east side of the street was almost entirely built out with an assortment of cottages and larger single-family dwellings.

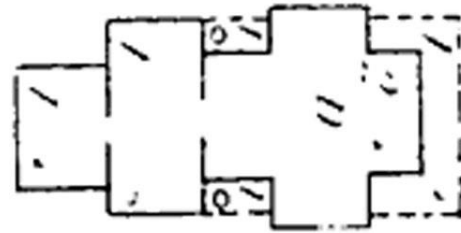


Figure 45. Detail of 1891 Sanborn Maps showing 419 North Fifth Street.

Source: San Francisco Public Library

¹⁹ "A New Enterprise," *San Jose Evening News* (December 9, 1886), 3.

²⁰ "No Chinatown Citizens Meet," *San Jose Evening News* (June 9, 1887), 3.

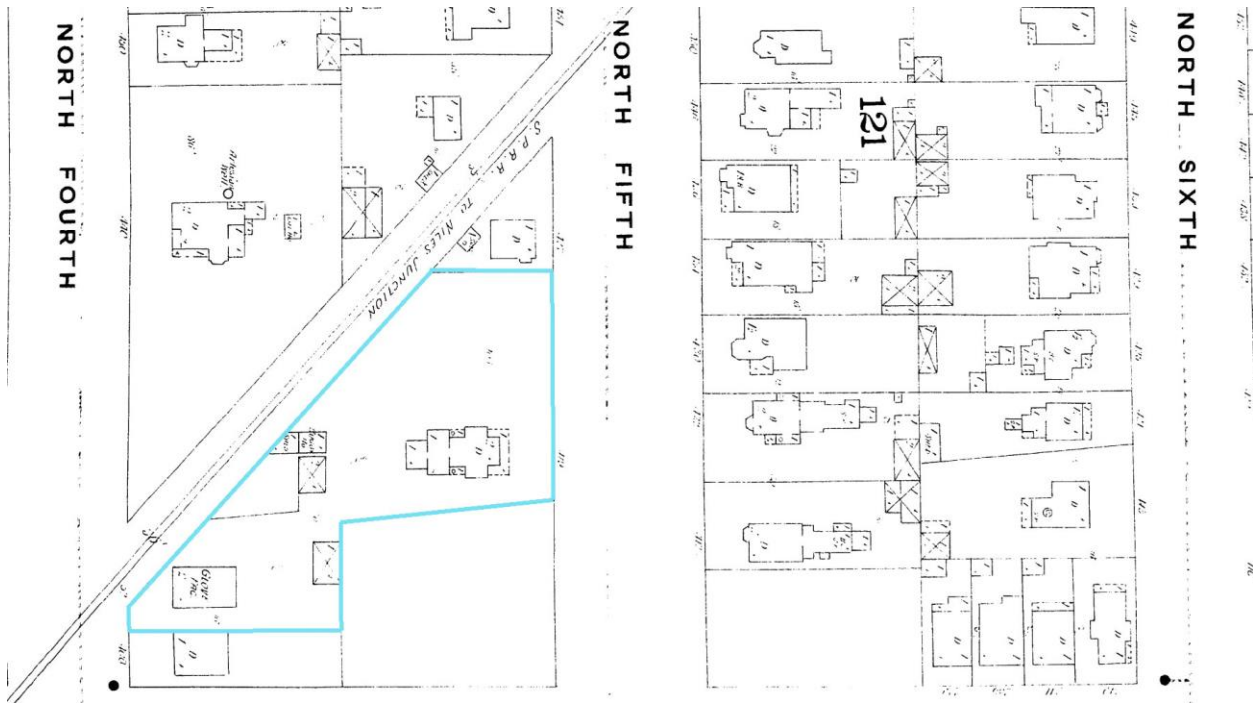


Figure 46. 1891 Sanborn Maps showing Calvin P. and Philene Bailey's property in blue.
Source: San Francisco Public Library

In the early 1890s, Calvin P. Bailey began investing in local real estate. In addition to buying and selling houses and ranches in the Santa Clara Valley, Bailey also filed patents for several tracts of U.S. government-owned land in remote parts of the state. It is not known whether he acquired these larger tracts for his goat-raising operations or as long-term real estate investments, but Bailey kept his original ranch near Salinas for the bulk of his stock-raising activities.²¹ Bailey also kept a selection of his exotic-looking Angora goats and Astrakhan sheep on his in-town property, where curious townspeople could view them grazing in a pen near the corner of North Fourth and Washington Streets. Bailey exhibited his live-stock at the 1893 World's Columbian Exposition in Chicago, where he won first prize.²² Around this time, Bailey's herd of Angora goats had expanded to 10,000, making him the largest owner of Angora goats in the nation, as well as one of the country's biggest producers of mohair.²³

The Bailey family's growing wealth likely inspired the first major expansion of their home at 419 North Fifth Street in 1893. On July 1, 1893, the *San Jose Evening News* revealed that C.P. Bailey had commissioned several additions and alterations to his existing house valued at \$1,300 – a substantial sum for the day. Unfortunately, the announcement does not mention the names of the architect or contractor, and it does not provide any details on the scope of work. Nonetheless, by comparing the 1891 and 1915 Sanborn Maps it becomes clear that the work included a substantial addition to the front of the house,

²¹ "Astrakhan Sheep," *San Jose Evening News* (July 26, 1892), 3.

²² "C.P. Bailey; San Jose; World's Fair," *San Jose Evening News* (May 18, 1893), 3.

²³ "Bailey's Goats. Product of Santa Clara Gaining World-Wide Celebrity," *San Jose Evening News* (September 26, 1896), 1.

reframing the roof to gain additional headroom, constructing a one-story service wing, building a new front porch, and recladding most of the exterior to match the new front addition/façade.²⁴

According to the 1900 Census, the Bailey household consisted of Calvin (age 58), Philene (age 58), and three of their grown children: Charles (age 28), Fred (age 23), and Laura (age 21). Also living with the family were Calvin's sister, Elizabeth (age 33), his brother Willard (age 56), as well as a servant named Frank Fairchild. Calvin was still the president of Angora Robe & Glove Co. His oldest son Charles also worked for the company. Meanwhile, Willard, a lawyer, was overseeing the Salinas ranch along with Calvin's son Fred. In spite of Philene's extensive work with the WCTU, the First Presbyterian Church, and several other organizations, her occupation was given as "at home."²⁵

During the first decade of the twentieth century, Calvin P. Bailey had left many of the day-to-day operations of running the Angora Robe & Glove Co. to his sons. He then began traveling more, including many trips with Philene to Santa Cruz, Monterey, Pacific Grove, and San Francisco. During this time, Calvin became a founding member of the San José chapter of the Anti-Saloon League. He also joined the board of trustees of the University of the Pacific, a Methodist institution then based in San José, as well as the Santa Clara County Fruit Exchange.²⁶ Meanwhile, Philene Bailey kept busy with her work for First Presbyterian Church, as well as the WCTU and women's suffrage groups. The couple continued investing in real estate, buying and selling both rural ranches and in-town lots.

On October 15, 1901, Calvin and Philene Bailey sold 419 North Fifth Street to their son, Charles E. Bailey. The transfer appears to have included the Angora Robe & Glove Factory at 400 North Fourth Street. Charles renamed the business C. P. Bailey & Sons, Glove Factory.²⁷ Despite the sale of the property to Charles, Calvin and Philene, as well as their daughter Laura, continued to live at 419 North Fifth Street throughout the first decade of the twentieth century.²⁸ Stone's Birdseye Map of San Jose shows the Bailey property in 1901. Although generalized, the house looks very much as it does today, with its two-story massing, cross-gabled plan, and bay window and extruded porch at the front. The drawing also shows a shed at the rear of the property, as well as the Angora Robe & Glove Co. factory at the corner of North Fourth and Washington Streets (**Figure 47**).

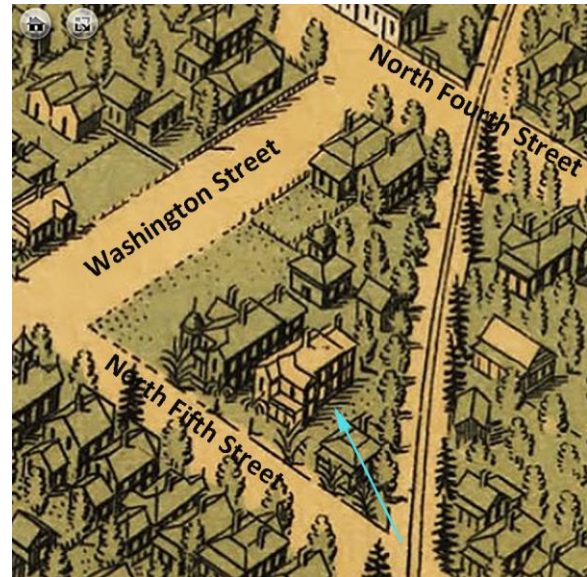


Figure 47. Stone Company's Birdseye Map of San Jose, 1901.

Source: California Historical Society

²⁴ "C.P. Bailey – Addition to Residence on North Fifth Street, Cost \$1,300," *San Jose Evening News* (July 1, 1893), 3.

²⁵ 1900 Census for San José, California, Enumeration District 66, Sheet 21.

²⁶ "M.E. Appointments for This County," *San Jose Evening News* (September 19, 1900), 5.

²⁷ "Real Estate Transactions," *San Jose Evening News* (October 15, 1901), 8.

²⁸ Santa Clara County Directories, 1902-03 to 1910.

The 1906 Earthquake, which heavily damaged or destroyed many buildings in San José, did not appear to have greatly damaged the Bailey residence at 419 North Fifth Street, although it did likely knock over the house's brick chimneys. However, the temblor did badly damage the glove factory at 400-02 North Fourth Street. According to building inspectors, Calvin P. Bailey temporarily braced the south wall until proper repairs could be made.²⁹

An article in the April 21, 1907 edition of the *San Jose Mercury News* devoted a paragraph or two to several prominent San José industries, including C. P. Bailey & Sons. The write-up mentioned that Calvin Bailey had established the company in 1874, although he had started raising Angora goats as far back as 1865 not long after he arrived in California. In 1907, the company was incorporated for \$100,000. At that time it owned several ranches in California, one in Nevada, and one in Missouri to fill orders in the eastern part of the country. The company employed 75 people. Calvin Bailey remained the president and Dr. Willard C. Bailey, one of Calvin's sons, was then its vice-president.³⁰

Calvin P. Bailey died unexpectedly on October 4, 1909. He was 68 years old.³¹ Following her husband's death, Philene retired from her volunteer duties with the WCTU and several other organizations.³² For the next decade of her life, Philene increasingly traveled with her daughter Laura to Pacific Grove, Santa Cruz, and Monterey.

According to the 1910 Census, several Bailey family members were still living at 419 North Fifth Street, including Charles E. Bailey (age 37), his wife Celia W. Bailey (age 34), their son Wilbur (age 5), and Charles' sister Laura (age 32). Since his father's death, Charles was head of C.P. Bailey & Sons. According to the Census, Laura lived off her own investments.³³

The 1915 Sanborn Maps show 419 North Fifth Street 22 years after the 1893 expansion/remodel (**Figures 48-49**). The 1915 Sanborn Maps indicate that the house was a one-and-a-half-story dwelling with a one-story rear service wing – identical to what exists today. The large, irregularly configured property had not yet been subdivided, retaining a large side yard to the north, a one-story garage and an unidentified one-and-a-half story outbuilding to the west (formerly a stable), and the C.P. Bailey & Sons Glove factory at 404 North fourth Street.

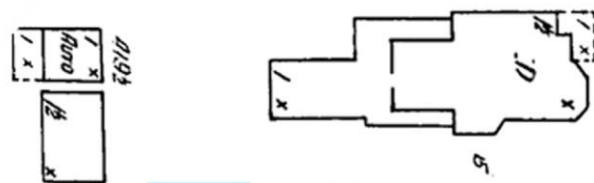


Figure 48. Detail of 1915 Sanborn Maps showing 419 North Fifth Street.

Source: San Francisco Public Library

²⁹ "Structures that have been Inspected," *San Jose Evening News* (April 24, 1906), 5.

³⁰ "City Rapidly becoming Manufacturing Center for Many Industries," *San Jose Mercury News* (April 21, 1907), 26.

³¹ California Death Index, 1905-1939.

³² "Widow of Early San Josean Dies," *San Jose Mercury News* (June 23, 1919).

³³ 1910 Census for San Jose, California, Enumeration District 96, Sheet 6B.

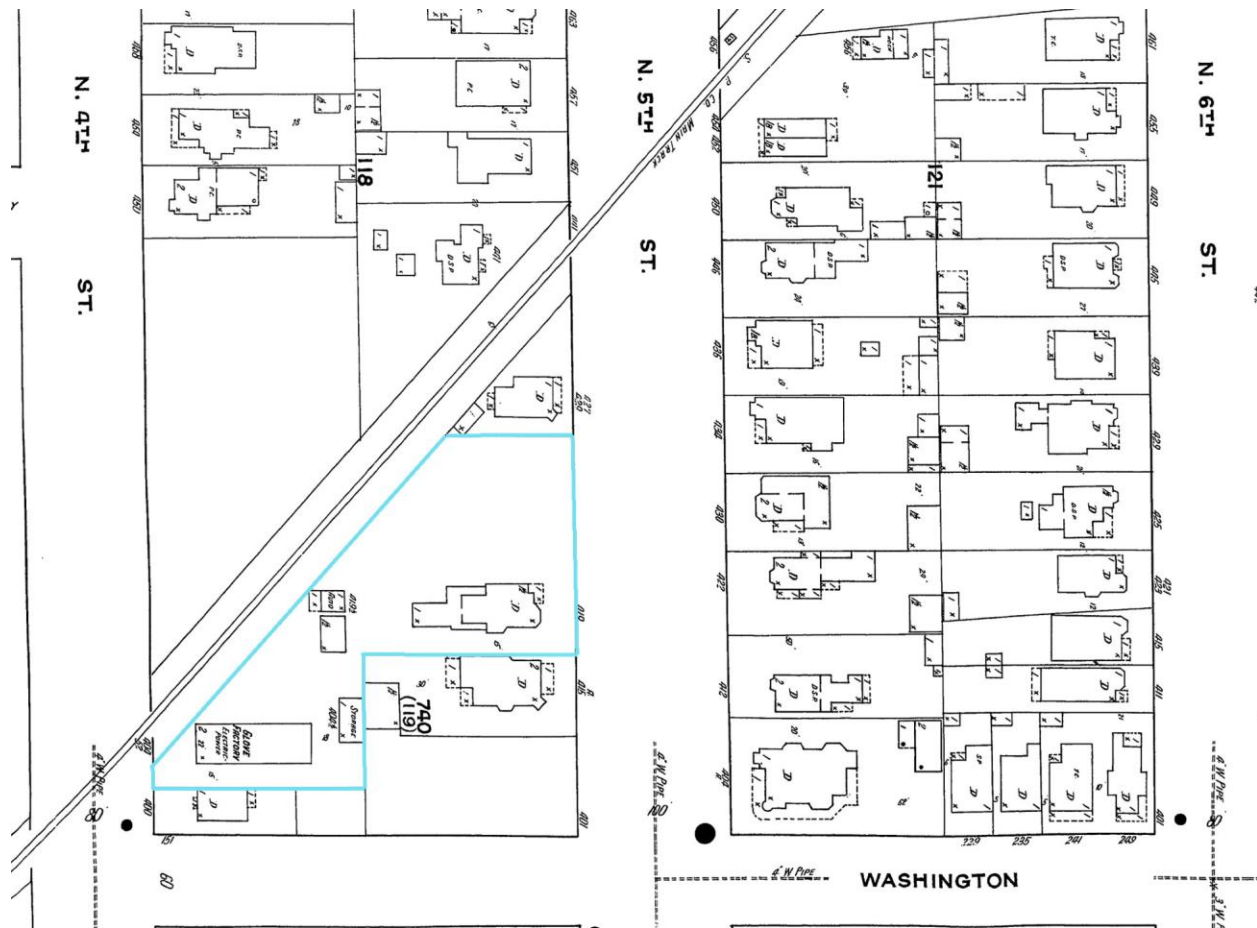


Figure 49. 1915 Sanborn Maps showing Charles E. Bailey's property in blue.
Source: San Francisco Public Library

In 1916, C.P. Bailey & Sons began selling off parts of the Bailey property at 419 North Fifth Street, as well as several adjoining properties they owned.³⁴ Reasons for the sales may have included a decline in business at the family firm, as well as increasing development pressure in the neighborhood. As mentioned previously, during World War I, residential builders began subdividing larger properties in the older neighborhoods north of downtown and building one-story Craftsman bungalows on the resulting infill lots. C.P. Bailey & Sons actually built a pair of bungalows themselves near the corner of North Fourth and Washington Streets, which they put up for sale in December 1916.³⁵ Over the next few years, the company built several more bungalows on lots that Calvin Bailey had purchased in different parts of the city, suggesting that speculative development was becoming as least as important as the company's principal products. The company also built a bungalow on the side yard of 419 North Fifth Street. This property, whose address is 421 North Fifth Street, remained part of the subject property until 1942.

³⁴ "Real Estate Transactions," *San Jose Mercury News* (July 25, 1916), 7.

³⁵ "Advertisement," *San Jose Mercury News* (December 20, 1916), 7.

Philene Bailey died on June 21, 1919 at the age of 77.³⁶ She had lived for most of her life at 419 North Fifth Street. Not long after her death, Charles E. Bailey sold 419 North Fifth Street to Mrs. Elizabeth E. Richter.³⁷ The parcel purchased by Mrs. Richter consisted of today's Lots 46 and 47 (419 and 421 North Fifth Street).

Elizabeth E. and Mary P. Richter and Eleanor R. Brooker: 1920 to 1942

According to the 1920 Census, Elizabeth E. Richter lived at 419 North Fifth Street. Mrs. Richter was a 76-year-old widow originally from Indiana. Living with her at 419 North Fifth Street was her unmarried 57-year-old daughter, Mary P. Richter, a secretary at San José's First Presbyterian Church.³⁸ It seems possible that Mary may have known Philene Bailey from church and that she found out about the impending sale of the property from the family. At some point in the mid-1920s, Elizabeth's younger daughter, Eleanor R. Brooker, moved into the house. Brooker was a widowed insurance agent. Elizabeth Richter died March 7, 1929 at the age of 86, leaving 419 North Fifth Street to her daughter Mary P. Richter.³⁹

In September 1927, Eleanor Brooker applied for a building permit to complete an unspecified scope of work. Although no dollar amount is mentioned on the application, the scope of work seems fairly extensive given that a carpenter, plumbing contractor, electrician, and gas fitter were involved. The work, which was likely an interior remodel of the kitchen and/or bathrooms, was completed in December 1928.⁴⁰

Following Elizabeth's death, Mary P. Richter and Eleanor R. Brooker continued living at 419 North Fifth Street. According to the 1930 Census, the household consisted of Mary P. Richter (age 62), a church secretary; and Eleanor R. Brooker (age 58), an insurance agent. Their home was valued at \$6,000, which was much higher than any of the neighbors, in part because they also owned the bungalow at 421 North Fifth Street, which they rented to Wilbur R. King and his family.⁴¹ The 1940 Census records similar information, although by this time Mary (age 70) had retired. Eleanor (age 68) was still working as an insurance agent. Two years later, on April 25, 1942, Mary P. Richter sold 419 North Fifth Street to the Ward Investment Company, which then immediately resold the property to Etta D. Graham.⁴² Before she sold the property, Mary Richter subdivided the lot and kept the bungalow at 421 North Fifth Street for herself and Eleanor Brooker.⁴³

Etta D. Graham: Ca. 1942 to 1954

Etta D. Graham was born in Oklahoma on September 3, 1895. Nothing is known about her early life but it appears that she migrated to California during the Dust Bowl. According to the 1940 Census, Etta Graham was working as a live-in maid in the house of Edward T. and Katherine Hartmann at 1880 Fulton Street in Palo Alto. She was 47 years old and divorced at the time. Uniquely, the 1940 Census includes a

³⁶ California Death Index, 1905-1939.

³⁷ 1924 San José Block Book.

³⁸ 1920 Census for San José, California, Enumeration District 164, Sheet 9B.

³⁹ U.S. Find A Grave Index, 1600s-Current, Elizabeth A. Richter.

⁴⁰ San José Building Division, Building permit applications on file for 419 North Fifth Street.

⁴¹ 1930 Census for San José, California, Enumeration District 43-46, Sheet 12B.

⁴² 1924 San José Block Book.

⁴³ Santa Clara County Recorder's Office, Sales records on file for 419 North Fifth Street.

column recording the residence of each person five years earlier. In 1935, Etta Graham was living in Oklahoma City.⁴⁴ Two years later, in 1942, she bought 419 North Fifth Street from Mary Richter. According to the 1942 San José City Directory, Etta was living by herself at 419 North Fifth Street. She continued to be listed as the sole resident of the property until 1952 when she was listed as the proprietor of an unnamed “rest home.”⁴⁵ It is possible that Ms. Graham had operated a lodging house or some kind of unlicensed rest home before 1952. It seems unusual that a single woman would have lived in such a large house by herself and been able to pay a mortgage without any source of income. Etta Graham and her rest home continued to be listed in city directories at 419 North Fifth Street until 1954. On May 28, 1954, she sold 419 North Fifth Street to William E. Maddux.⁴⁶

419 North Fifth Street appears on the 1950 Sanborn Maps during the time that Etta Graham owned the property (**Figures 50-51**). The 1950 Sanborn Maps show no appreciable changes to the house since the 1915 series was published. However, the subject property had been much reduced in size as a result of various subdivisions completed by the Bailey family and Mary Richter. The former Angora Robe & Glove Company facility had long since been sold off and part of the grounds developed with bungalows. The factory itself had become a broom factory according to the 1950 Sanborn Maps. Meanwhile, the bungalow at 421 North Fifth Street had been separated from the subject property in 1942. The only other buildings on the subject property were a garage and an unidentified one-and-a-half-story structure (formerly a stable) at the rear of the property.

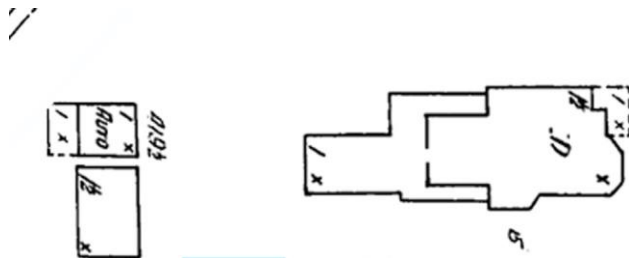


Figure 50. Detail of 1950 Sanborn Maps showing 419 North Fifth Street.

Source: San Francisco Public Library

San José was fast-becoming a vastly different city after World War II. What had been a smallish provincial city surrounded by hundreds of square miles of orchards and ranchland was quickly growing into a major city. In 1940, the population of San José was 68,457 but by 1950 it was 95,280. By 1960, the population had more than doubled to 204,196. The city’s population more than doubled again by 1970, reaching 445,779.⁴⁷ Nearly all of this growth occurred in the city’s rural hinterlands. During the tenure of City Manager A.P. “Dutch” Hamann the city took on an aggressive growth campaign, annexing rural ranchland and orchards. The Assessor would then raise property taxes on newly annexed lands, compelling most ranchers and orchardists to sell out to developers, who would then tear out the fruit trees and build subdivisions. As this process repeated itself across the Santa Clara Valley, investment in older, inner city districts like the Hensley neighborhood foundered. As better-off people moved out into newer subdivisions, many of the older Victorians were converted into boarding houses, rest homes, and other multi-family uses. Sometimes the work was done officially with permits, but oftentimes the work was completed under the table. City officials often looked the other way, perceiving these older neighbor-

⁴⁴ 1940 Census for San José, California, Enumeration District 43-30, Sheet 6A.

⁴⁵ San José City Directory, 1952.

⁴⁶ Santa Clara County Recorder’s Office, Sales records on file for 419 North Fifth Street.

⁴⁷ U.S. Census population figures for San José.

hoods as reservoirs of low-income housing for retired people, veterans, migrant laborers, and immigrants.

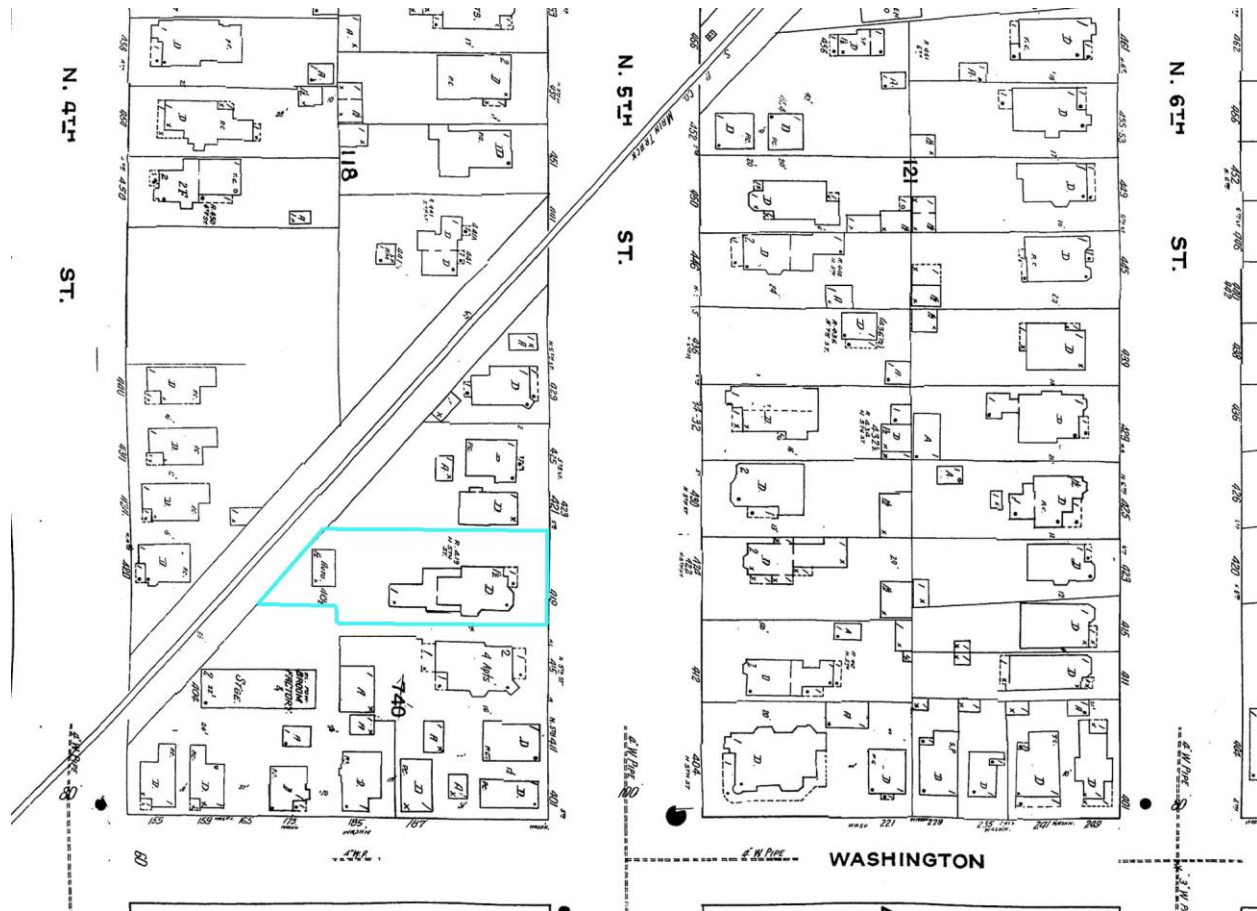


Figure 51. 1950 Sanborn Maps showing Etta D. Graham's property in blue.

Source: San Francisco Public Library

William E. Maddux: 1954 to 1957

William E. Maddux was born ca. 1889 in Kansas. He came to San José as a young man and got a job at a dairy. He later learned refrigeration technology and became the manager of a creamery. According to the 1930 Census, he lived at 500 University Avenue in San José with his wife Edith and their six children.⁴⁸ By 1954, when William Maddux bought 419 North Fifth Street, he was evidently single. Maddux continued to operate the property as a rest home for retired people, renaming it the Parkway Rest Home – likely a reference to the landscaped median in the center of North Fifth Street that was built when the streetcar tracks were torn out. William Maddux, who lived on-premises, also operated a private detective agency called Maddux Private Patrol. Maddux only owned 419 North Fifth Street for three years, selling it to Robert L. and Helen E. Irvin on February 16, 1957.⁴⁹

⁴⁸ 1930 U.S. Census for San José, California, Enumeration District 43-28, Sheet 7A.

⁴⁹ Santa Clara County Recorder's Office, Sales records on file for 419 North Fifth Street.

Robert L. and Helen E. Irvin: 1957 to 1959

Very little is known about either Robert L. or Helen E. Irvin. In 1953, four years before they bought 419 North Fifth Street, the couple was living in Richmond, California. Robert was enlisted in the Navy. According to San José City Directories, while they owned 419 North Fifth Street, Helen Irvin continued to operate the Parkway Rest Home. She also lived there. Robert was not listed as a resident, suggesting that he was still in the Navy. Two years after buying the property, Robert and Helen Irvin sold 419 North Fifth Street to Christina Sordello on February 11, 1959.⁵⁰ The sales deed included a room-by-room inventory of the house, indicating that most of the rooms were in use as private bedrooms.

Christina Sordello: 1959 to 1963

Christina E. Sordello was born April 28, 1929 in San José. Her maiden name is unknown. Angelo Sordello, her husband, was also a native of San José. He was born November 6, 1915 to Italian immigrant parents and raised on a ranch on Aborn Road, in the Evergreen Valley. In 1959, when Christina Sordello bought 419 North Fifth Street, she and Angelo were living at 4224 Buckner Drive in East San José.⁵¹ Christina Sordello rented 419 North Fifth Street to various individuals, several of whom were master tenants who sublet the bedrooms to others. According to the 1960 San José City Directory, Willie Hills, a student at San José State University, was the master tenant.⁵² In 1961 and 1962, Ms. Goldie Huggins leased the property from Sordello. In 1963, Rose Harrison was the master tenant.⁵³ Just four years after purchasing the property, Christina Sordello sold 419 North Fifth Street to Edward W. and Faye D. Lew on June 1, 1963.⁵⁴

Edward W. and Faye D. Lew: 1963 to 2005

Very little is known about Edward W. or Faye D. Lew, the couple who owned 419 North Fifth Street for 42 years, only four years fewer than the Bailey family. Edward Lew, who also went by the name of Wing Lew, was married to Faye D. Lew. The couple moved into the house in 1963 according to city directories and operated a lodging house. The Lews continued to be listed at 419 North Fifth Street until 1975, although several building permit applications they filed during this time also listed 163 8th Avenue in San Francisco as their address, suggesting that they may have just rented out the rooms at 419 North Fifth Street and did not live there.⁵⁵

Edward and Faye Lew do not appear to have made any permitted changes during the first decade of ownership aside from demolishing an “accessory structure” at the rear of the property. This structure was the former stable that appears on the 1915 and 1950 Sanborn Maps. According to the August 17, 1971 permit application, the City had condemned the structure and required the Lews to demolish it. A follow-up note by an inspector on November 15, 1972 says that the Lews had only demolished the top

⁵⁰ Santa Clara County Recorder’s Office, Sales records on file for 419 North Fifth Street.

⁵¹ San José City Directory, 1960.

⁵² Ibid.

⁵³ San José City Directories, 1962-1964.

⁵⁴ Santa Clara County Recorder’s Office, Sales records on file for 419 North Fifth Street.

⁵⁵ San José City Directories, 1964-1975.

two floors of the structure.⁵⁶ After further action, the rest of the structure was taken down by November 29, 1972.⁵⁷

From 1975 until 2005, the Lews rented 419 North Fifth Street to dozens of individuals, including several students at nearby San José State University, suggesting that the house was leased to a master tenant who then sublet the rooms to other students.⁵⁸

The Lews do not appear to have had a good reputation with the San José Code Enforcement Division, whose inspectors periodically issued abatement orders requiring them resolve substandard building conditions and demolish unauthorized additions and enclosures at 419 North Fifth Street. On August 19, 1996, Faye Lew applied for a permit to complete \$12,600 worth of required alterations and repairs, including removing unauthorized rear additions, reopening enclosed porches, and repairing exterior stairs and landings. The inspection report noted other interior deficiencies requiring resolution, including holes in the interior walls, improperly functioning security bars, improper ventilation for the water heater, non-code-conforming electrical repairs, and non-functional fire extinguishers and smoke detectors.⁵⁹ Lew's contractor completed the work and she eventually legalized the enclosure of one of the porches on the south side, which had been done to enlarge one of the bedrooms on the first floor level. On September 24, 2002, Faye Lew received a permit to replace three unpermitted wall heaters and test all gas piping in the building.⁶⁰

On October 29, 1991, Edward W. Lew transferred his interest in 419 North Fifth Street to his wife. Faye D. Lew remained the sole owner for the next 14 years, until May 24, 2005 when she sold the property to Anna Dignam and Robert I. Gibson.⁶¹

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Anna Dignam and Robert I. Gibson: 2005 to 2018

Anna Dignam is a British IT professional who currently works for Royal Mail in Chesterfield, England. When she and her husband Robert I. Gibson purchased 419 North Fifth Street in 2005, Anna was employed by Hewlett-Packard in Palo Alto. Since 2009, she has been working in both England and the U.S. at a series of companies, including PayPal, Flextronics, and now, Royal Mail.⁶² Nothing is known about Robert I. Gibson. According to Haines Directories for Santa Clara County, Anna Dignam and Robert Gibson lived at 419 North Fifth Street on and off from 2006 until 2015.

In 2007, Anna Dignam applied for a permit to remodel two bathrooms on the second floor, including replacing all plumbing fixtures and adding exhaust fans. The cost of the work was \$15,000 and it was completed in September 2007.⁶³

⁵⁶ San José Building Division, Building permit applications on file for 419 North Fifth Street.

⁵⁷ San José Building Division, Building permit applications on file for 419 North Fifth Street.

⁵⁸ San José City Directories and Haines Directories for Santa Clara County, 1975-2005.

⁵⁹ San José Building Division, Building permit applications on file for 419 North Fifth Street.

⁶⁰ San José Building Division, Building permit applications on file for 419 North Fifth Street.

⁶¹ Santa Clara County Recorder's Office, Sales records on file for 419 North Fifth Street.

⁶² LinkedIn profile for Anna Dignam.

⁶³ Santa Clara County Recorder's Office, Sales records on file for 419 North Fifth Street.

On July 27, 2018, Anna Dignam and Robert I. Gibson sold 419 North Fifth Street to the present owner, TTAI Investments, LLC.⁶⁴

A full chain of title for 419 North Fifth Street is provided below in **Table 1**.

Table 1. Chain of Title for 419 North Fifth Street

Document Reference	Date	Grantor	Grantee
1875-76 Santa Clara County Assessment Book	1874	Unknown	Calvin P. and Philene T. Bailey
<i>San Jose Evening News</i> (October 15, 1901).	October 1901	Calvin P. and Philene T. Bailey	Charles E. Bailey
1924 San José Block Book	1920	Charles E. Bailey	Elizabeth E. Richter
California Death Index	1929	Elizabeth E. Richter, deceased	Mary P. Richter
1924 San José Block Book	April 25, 1942	Mary P. Richter	Ward Investment Co.
San José City Directory	1942	Ward Investment Co.	Etta D. Graham
Santa Clara County Recorder's Office, Deed of Sale	May 28, 1954	Etta D. Graham	William E. Maddux
Santa Clara County Recorder's Office, Deed of Sale	February 16, 1957	William E. Maddux	Robert L. and Helen E. Irvin
Santa Clara County Recorder's Office, Deed of Sale	February 11, 1959	Robert L. and Helen E. Irvin	Christina Sordello
Santa Clara County Recorder's Office, Deed of Sale	June 1, 1963	Christina Sordello	Edward W. and Faye D. Lew
Santa Clara County Recorder's Office, Interspousal Transfer	October 29, 1991	Edward W. Lew	Faye D. Lew
Santa Clara County Recorder's Office, Deed of Sale	May 24, 2005	Faye D. Lew	Anna Dignam and Robert I. Gibson
Santa Clara County Recorder's Office, Deed of Sale	July 27, 2018	Anna Dignam and Robert I. Gibson	TTAI Investments, LLC

⁶⁴ Santa Clara County Recorder's Office, Sales records on file for 419 North Fifth Street.

C. Alterations

In its 145 years of existence, 419 North Fifth Street has undergone several major alterations, most of which occurred during the last decade of the nineteenth century. None of these early alterations have permits on file at the San José Building Division. Instead, the evidence comes from a visual inspection of the property combined with information culled from the 1884, 1891, and 1915 Sanborn Maps and one article in the *San Jose Evening News*. Starting out as a one-and-a-half-story dwelling with a wrap-around front porch, ca. 1890 Calvin and Philene Bailey built a rear kitchen wing. In 1893, the Baileys spent \$1,300 to expand and remodel the dwelling, including enlarging the second floor, constructing an addition and new façade on the front, building a new one-story rear service wing, and recladding the rest of the exterior to match. This remodel, designed in a then-popular blend of the Queen Anne and Colonial Revival styles, gave the dwelling its present appearance. The earliest building permit dates to 1927, when the second owners, Elizabeth Richter and her daughters, applied for a permit – probably to remodel the kitchen and/or bathroom(s). The next permit application is from 1971, when Edward W. and Faye D. Lew applied for a permit to demolish a substandard accessory structure at the rear of the lot. In 1996 and 2002, the Code Enforcement Division required Faye D. Lew to abate and repair substandard, unsafe, and unpermitted work, including legalizing two porches that had been enclosed without permits. In 2007, the last owners, Anna Dignam and Robert I. Gibson, applied for a permit to remodel the two second-floor bathrooms. Visible unpermitted alterations include the construction of a pair of sheds at the rear of the property ca. 1975 and the replacement of a handful of wood windows with aluminum and vinyl counterparts. Furthermore, with the exception of the living room and entry hall, the first floor appears to have been entirely remodeled in the 1990s. A full inventory of building permit applications is provided in **Table 2** below.

Table 2: Building Permit Applications on File for 419 North Fifth Street

Permit No.	Date Approved	Applicant	Scope/Cost/Builder
865	September 24, 1927	Eleanor Brooker	Unclear: likely kitchen and/or bathroom remodel. Contractor: M.A. Unstadt
69994	August 17, 1971	Edward Lew	Demolish accessory structure. Contractor: Unknown
BE-9672200	August 19, 1996	Faye D. Lew	Demolition work: demolish and/or legalize unpermitted, non-conforming additions, reopen enclosed porches, repair exterior stairs and porch landings, repair handrails and stairs, and remedy various interior deficiencies. Contractor: Jack Brisco Cost: \$12,600
02-054496	September 24, 2002	Faye D. Lew	Install three wall heaters. Contractor: Unknown
2007-004492RS	September 6, 2007	Anna Dignam	Remodel two bathrooms on second floor, including replacing shower stalls and plumbing fixtures and adding exhaust fans. Contractor: Unknown

VI. Determination of Eligibility

VerPlanck Historic Preservation Consulting evaluated potential eligibility of 419 North Fifth Street for listing in the California Register of Historical Resources (California Register).

A. *California Register of Historical Resources*

The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. The California Register also includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks in city and county ordinances. Properties can also be nominated to the California Register by local governments, organizations, or private citizens. The eligibility criteria used by the California Register are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

In addition to meeting at least one of the four criteria, to qualify for listing in the California Register a property must retain integrity, meaning that it must look essentially the way it did when it achieved significance, which for most properties is when it was built or substantially remodeled.

First, it is worth noting that 419 North Fifth Street is already listed in the California Register as a contributor to the National Register-listed and locally landmarked Hensley Historic District. The analysis below is to determine whether the property also appears individually eligible for the California Register.

Criterion 1

419 North Fifth Street appears eligible for listing in the California Register under Criterion 1 (Events). Built in 1874 by Calvin P. and Philene T. Bailey as the Hensley neighborhood was beginning to develop, 419 North Fifth Street is almost certainly the oldest building on its block and one of the oldest buildings in the historic district, which is itself San José's heaviest concentration of Victorian-era dwellings. As

such, 419 North Fifth Street is closely associated with the early development of San José as an American city during the era of horticultural expansion in the last quarter of the nineteenth century.

Criterion 2

419 North Fifth Street appears eligible for listing in the California Register under Criterion 2 (Persons). Although not well-known today, Calvin P. Bailey, the original owner of 419 North Fifth Street, was a prominent businessman in nineteenth-century San José and a pioneer in the raising of Angora goats and the production of mohair and products made of goat hides in the U.S. His wife, Philene T. Bailey, was also a well-known figure in San José, as well as a leader of the city's local chapter of the WCTU.

Criterion 3

419 North Fifth Street appears eligible for listing in the California Register under Criterion 3 (Design/Construction). Originally built in 1874, what one sees today is largely the product of the 1893 remodel that greatly expanded the size of the original dwelling and re-clad it in a skin of rustic channel siding and shingles with an overlay of Queen Anne and Colonial Revival trim. Several details of the original 1874 design survive, including the broad raking cornices with eave returns on the gable-roofed wings on the north, south, and east façades, as well as the semi-circular-arched windows on the south façade. The unknown architect who designed the 1893 remodel did an excellent job of integrating the old-fashioned Folk Victorian features with an up-to-date style of the 1890s. Although 419 North Fifth Street is not as opulent or showy as many of its neighbors, its design is all the more remarkable in that it preserves aspects of the dwelling's original 1870s-era vernacular appearance.

Criterion 4

Analysis of 419 North Fifth Street for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report. Criterion 4 mainly deals with archaeological resources, which requires the expertise of a qualified archaeologist. However, it is worth noting that the 419 North Fifth Street is the first building known to have been constructed on the property.

B. Character-defining features

In terms of its constituent parts, the most important part of 419 North Fifth Street is the two-story, hipped-and-gable-roofed volume at the front of the property. Built in 1874 and extensively modified and enlarged in 1893, this section was clearly meant to be seen from the street, in part because it is finished in a slightly higher level of exterior materials than the rest of the exterior, and because it is ornamented, which the rest of the house is not. Of the front section of the house, the primary street-facing façade is the most important, followed by the secondary north façade, which is also quite prominent. Furthermore, these two façades have undergone the fewest changes since the 1893 remodel. Although it is not highly visible, the south façade is also important because it shares the same cladding materials and ornamental detailing as the primary and secondary façades. Of secondary significance is the one-story kitchen addition, which was built in 1890 by infilling an existing porch. Of tertiary significance is the rear service wing, which was built in 1893. However, both of these additions have undergone multiple alterations and neither one is visible from North Fifth Street. Furthermore, neither shares the same ornamental detailing as the front of the house, indicating that they were originally envisioned as utilitarian – per-

haps temporary or ad hoc – changes to the dwelling. Their removal from the property in the future would not harm the principal character-defining features of the property, which are all contained within the main volume of the house and therefore visible from North Fifth Street.

B. Integrity

As previously mentioned, 419 North Fifth Street has undergone several significant alterations over its 145 years of existence. The most notable changes occurred during the first quarter-century of its existence, especially the 1893 remodel. The remodel, completed by a now-unknown architect, was executed tastefully and sensibly incorporated the dwelling's original Folk Victorian aesthetic with the more up-to-date Queen Anne and Colonial Revival styles popular during the 1890s. In the following sections, we have analyzed the integrity of 419 North Fifth Street under each of the seven aspects of integrity:

- **Location:** 419 North Fifth Street has not been moved; therefore, it retains the aspect of location.
- **Design:** 419 North Fifth Street retains the aspect of design from the 1893 remodel because it has kept the majority of its design features, including height, floorplan, massing, fenestration pattern, and ornamental detailing.
- **Setting:** 419 North Fifth Street does not retain the aspect of setting because its site has been extensively changed since the 1893 remodel, including the removal of its Victorian garden to build the adjoining house at 421 North Fifth Street and the demolition of the original outbuildings at the rear of the lot in 1971.
- **Materials:** 419 North Fifth Street retains the aspect of materials. Nearly all of its 1893 façade materials remain, including the rustic channel and shingle cladding, porch, plaster and wood ornamental trim, and the majority of the wood window sashes. The doors have been replaced.
- **Workmanship:** 419 North Fifth Street retains the aspect of workmanship. Though it is mostly built of mass-produced, industrially finished materials, the dwelling retains several aspects of workmanship, including the decorative shingle cladding, wood trim, art glass window, and interior stair.
- **Feeling:** 419 North Fifth Street retains the aspect of feeling. Although the property has undergone several changes, the dwelling retains enough of its original design, materials, and setting to convey its age and its status as a contributor to the Hensley Historic District – San Jose's oldest and most intact Victorian residential enclave.
- **Association:** 419 North Fifth Street retains the aspect of association. The property would still be recognizable to its prior occupants back to the 1893 remodel.

In conclusion, 419 North Fifth Street retains all aspects of integrity except for setting.

VII. Conclusion

419 North Fifth Street was built in 1874 by Calvin P. and Philene T. Bailey. The Baileys, who had lived on a rural goat ranch near Salinas since 1870, built the one-and-a-half-story dwelling as an in-town home for their growing family. Calvin P. Bailey was one of the first Americans to commercially raise Angora goats and Astrakhan sheep, using their hair and hides to manufacture robes, gloves, whips, and other products from a factory that he built at the rear of the family's San José property. In 1893, the Bailey family hired a now-unknown architect to substantially expand and remodel their residence at 419 North Fifth Street. The remodel consisted of building an addition on the front of the existing house, expanding the second floor level, building a rear service wing, and recladding the exterior so that it all matched the new façade. In the process, the building was transformed from a vernacular Folk Victorian into a proper suburban villa designed in a blend of the Queen Anne and Colonial Revival styles. The Bailey family lived at 419 North Fifth Street from 1874 until 1919, when Philene T. Bailey, an active member of the WCTU and First Presbyterian Church, died. Her heirs sold the property to fellow church member Elizabeth Richter. Richter, a widow, lived with her daughters Mary P. Richter and Eleanor R. Brooker at the property for over two decades. In 1942, Mary Richter sold 419 North Fifth Street to the Ward Investment Company, which turned around and sold it to Etta D. Graham, who opened a rest home in the house. Over the next two decades, the property traded hands several times among individuals who operated rest homes and lodging houses. In 1963, Edward W. and Faye D. Lew purchased the property. Residents of San Francisco, the Lews operated the subject property as a lodging house and a group rental for many years. In 2005, they sold it to Anna Dignam and Robert I. Gibson. Dignam and Gibson lived in the house and completed some alterations to it. In 2018, they sold it to the present owner, TTAI Investments. TTAI Investments plans to add two dwelling units to the rear of the property, which would result in the demolition of the rear service wing, which is not a principal character-defining element of the property. 419 North Fifth Street appears eligible for listing in the California Register under Criteria 1, 2, and 3. It is also a contributor to the National Register-listed Hensley Historic District.

VIII. Bibliography

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IX. Appendix

A. DPR 523 Forms for 419 North Fifth Street

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 419 North Fifth Street

P1. Other Identifier: Calvin P. and Philene T. Bailey House

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Santa Clara

***b. USGS 7.5' Quad** San José West, Calif. **Date:** 2016

***c. Address** 419 North Fifth Street

City San José

Zip 95112

***e. Other Locational Data:** APN: 249-45-047

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
419 North Fifth Street occupies a portion of an irregular 10,018-square-foot parcel on the west side of North Fifth Street in San José's Hensley neighborhood. The property contains several Canary Island palm trees and other plantings. The generally level property contains three structures, including two sheds built ca. 1975 and a two-story, wood-frame, single-family dwelling originally built in 1874 and expanded and remodeled in 1893. The remodel added a new façade and two new rooms to the front of the house, raised the roof, and added a rear service wing. Designed in a blend of the Queen Anne and Colonial Revival styles, the dwelling is clad in rustic channel siding at the first floor level and painted shingles on the second floor level. The foundation is brick and the compound hipped and gable roof is clad in asphalt shingles. The brick chimneys have been removed. The majority of the windows are wood and double-hung and likely date to the 1893 remodel. The doors are mainly wood solid-core and single-panel and likely date to the 1950s. The primary façade and front parts of the north and south façades are finished in a moderate amount of ornament, including incised shingles, Tuscan porch columns, a plaster garland, and a molded raking cornice with eave returns. The interior retains some original/early finish materials in the entry hall and front parlor, as well as the four bedrooms on the second floor. Otherwise, the rest of the interior was extensively remodeled during the 1990s when the property was used as a lodging house/group rental. The moderately altered dwelling appears to be in fair condition with some deferred maintenance.

***P3b. Resource Attributes:** (list attributes and codes) HP2. Single family property

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

P5a. Photo



P5b. Photo: (view and date)
View toward west, March 26, 2019

***P6. Date Constructed/Age and Sources:** ☒ historic
1874: Santa Clara County Assessment Books

***P7. Owner and Address:**
TTAI Investments
C/o Mr. Parviz Zavareh
390 East Washington Avenue
Sunnyvale, CA 94086

***P8. Recorded by:**
VerPlanck Preservation Consulting
57 Post Street, Suite 810
San Francisco, CA 94104

***P9. Date Recorded:**
April 24, 2019

***P10. Survey Type:**
Individual property evaluation

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Historic Resource Evaluation: 419 North Fifth Street

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

Page 2 of 7

Resource Name or # 419 North Fifth Street

*Recorded by Christopher VerPlanck

*Date

☒ Continuation ☐ Update



419 North Fifth Street; view toward southwest.



Detail of bay window and attic gable.

Page 3 of 7

Resource Name or # 419 North Fifth Street

*Recorded by Christopher VerPlanck

*Date

☒ Continuation ☐ Update



Entry porch.



Easternmost (front) part of north façade.



Central part of north façade.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 7

Resource Name or # 419 North Fifth Street

*Recorded by Christopher VerPlanck

*Date ☒ Continuation ☐ Update



North façade of porch/kitchen wing.



North façade of rear service wing.



Central part of south façade.



Porch near rear part of south façade.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 7

Resource Name or # 419 North Fifth Street

*Recorded by Christopher VerPlanck

*Date

☒ Continuation ☐ Update



West (rear) façade.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 3D, 3CS

*Resource Name or # 419 North Fifth Street

B1. Historic name: Calvin P. and Philene T. Bailey House

B2. Common name: 419 North Fifth Street

B3. Original Use: Single-family dwelling

B4. Present use: Same

*B5. Architectural Style: Queen Anne/Colonial Revival with Folk Victorian details

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

419 North Fifth Street was initially constructed in 1874 for Calvin P. Bailey, a successful stock raiser, and his wife Philene T. Bailey, a philanthropist. In 1893, Calvin Bailey hired a now-unknown architect and contractor to substantially increase the size of the dwelling, including constructing an addition and a new façade at the front of the house, building a rear service wing, and re-cladding the other elevations so that they all matched. In 1927-28, the next owner, Elizabeth Richter, remodeled the kitchen and bathrooms. In 1971, a later owner demolished an accessory structure at the rear of the lot. In 1996, that same owner legalized several unpermitted additions and infilled porches. In 2007, the last owner remodeled the two bathrooms on the second floor level.

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

*B8. Related Features:

Two sheds at the rear of the lot built ca. 1975.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Early Residential Development

Area San José

Period of Significance 1874-1920

Property Type Residential

Applicable Criteria 1, 2, 3

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

Constructed in 1874 for its first owners, Calvin P. and Philene T. Bailey, 419 North Fifth Street is likely one of the oldest surviving dwellings in San José's Hensley neighborhood. Calvin Bailey was a native of Wisconsin who made his fortune raising Angora goats for their fur and hides and then processing these materials into goods such as gloves and mittens, carriage robes, whips, etc. His company, Angora Robe & Glove Co., was based in a factory at the rear of his property at 400 North Fourth Street. In 1893, Calvin Bailey hired a now-unknown architect to expand and remodel the then-20-year-old Folk Victorian. Changes included adding an addition to the front, building a rear service wing, and remodeling the exterior so that all four elevations matched. Calvin Bailey was a leading businessman in San José and a trustee of University of the Pacific and the Anti-Saloon League. His wife Philene was also a prominent figure, as head of the San José chapter of the Women's Christian Temperance Union (WCTU) and a leader in the First Presbyterian Church. Following their deaths, the family subdivided the property and sold the house to a widow from their church. From ca. 1950 until 2005, 419 North Fifth Street was used as a rest home and lodging house. Although it received some unsympathetic alterations during that time, the building is still substantially intact.

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

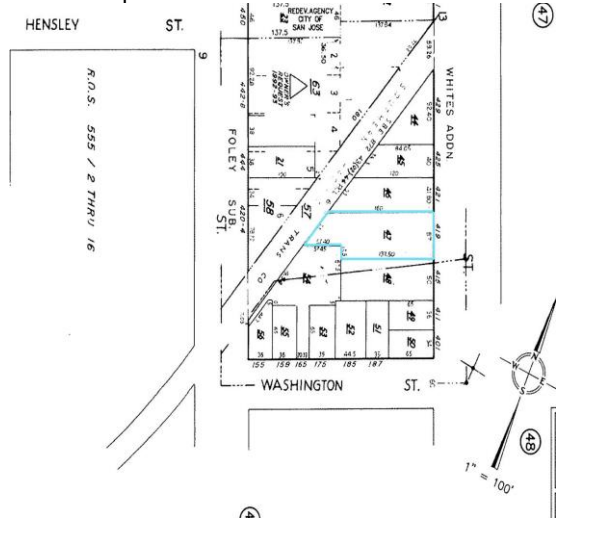
*B12. References: VerPlanck Historic Preservation Consulting, *Historic Resource Evaluation for 419 North Fifth Street*; Hensley Historic District Association, "National Register Nomination for Hensley Historic District." San Jose: 1983.

B13. Remarks:

*B14. Evaluator: Christopher VerPlanck

(This space reserved for official comments.)

Sketch Map



*Date of Evaluation: April 24, 2019

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 7 of 7

Resource Name or # 419 North Fifth Street

*Recorded by Christopher VerPlanck

*Date April 24, 2019 ☒ Continuation ☐ Update

419 North Fifth Street appears individually eligible for listing in the California Register under Criteria 1, 2, and 3. It is significant under Criterion 1 (Events) as a very early dwelling built in San José during the period of horticultural expansion in the Santa Clara Valley. It appears eligible under Criterion 2 (Persons) for its association with Calvin P. Bailey, an important local businessman and innovator in the field of stock raising, as well as his wife, Philene T. Bailey, a local philanthropist and leader of the WCTU and the First Presbyterian Church. Finally, 419 North Fifth Street appears eligible under Criterion 3 (Design/Construction) as a relatively well-preserved Folk Victorian dwelling remodeled in 1893 in a blend of the Queen Anne and Colonial Revival styles. Furthermore, 419 North Fifth Street is a contributor to the National Register-listed and locally designated Hensley Historic District. Of the seven aspects of integrity, the only one that it lacks is setting due to the rest of the original property having been subdivided and redeveloped. 419 North Fifth Street appears significant at the local level, with a period of significance of 1874 to 1920.