



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Historic Landmarks
Commission

SUBJECT: SEE BELOW

DATE: November 12, 2012

COUNCIL DISTRICT: 3

**SUBJECT: HISTORIC LANDMARK NOMINATION (HL12-207) AND HISTORIC
PROPERTY CONTRACT (MA12-007) FOR THE "RUDDICK TRIPLEX"
AT 499 E. REED STREET**

RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council approve the proposed Landmark Designation and Historic Property Contract for the "Ruddick Triplex" at 499 E. Reed Street (5-0).

ANALYSIS

On November 7, 2012, the Historic Landmarks Commission held a public hearing on the proposed Landmark Designation and Historic Property Contract for the "Ruddick Triplex" at 499 E. Reed Street. Property owner Carol Cobb made a brief presentation regarding the applications, explaining that the building is distinctive and prominent on a very busy intersection. She also explained that she lives in one of the units and only rents to tenants that appreciate the historic character.

The Commission discussed the merits of the Landmark designation and the Historic Property Contract, with several Commissioners thanking the owner for nominating the building for Landmark status. The Commission also stated that the proposed improvements in the Historic Property Contract were very good.

The Commission voted unanimously to recommend that the City Council approve the proposed Landmark Designation and Historic Property Contract for the "Ruddick Triplex" at 499 E. Reed Street. The staff report containing an analysis of this proposal has been distributed to the Council under separate cover.

/s/

JOSEPH HORWEDEL, SECRETARY
Historic Landmarks Commission

For questions please contact Laurel Prevetti at 408-535-7901.

STAFF REPORT
HISTORIC LANDMARKS COMMISSION

FILE NO.: HL12-207 & MA12-007, 499 E. Reed Street, The Ruddick Triplex

APPLICATION TYPE:

Historic Landmark Nomination (HL) and
Mills Act Historical Property Contract (MA)

PROJECT DESCRIPTION:

1. Nomination of the subject building as a designated City Landmark Structure
2. Historical Property Contract (Mills Act) to allow partial property tax relief to rehabilitate and maintain the subject building and related features

Existing Zoning	R-M Residence District
General Plan	Urban Village
Council District	3
Annexation Date	Original City
Historic Classification	Structure of Merit
Historic Area	N/A
SNI	University
Redevelopment Area	SNI
Specific Plan	N/A



OWNERS/APPLICANTS

Carol Cobb, 59 Washington Street, San José, CA 95112

BACKGROUND

On September 7, 2012, the property owner, Carol Cobb, submitted an application for City Landmark designation for the multi-family residence at 499 E. Reed Street (which includes addresses 479 E. Reed Street and 593 S. Eleventh Street). The Ruddick Triplex, a Structure of Merit, sits in the South Campus neighborhood, a traditional residential setting immediately south of downtown. The subject property retains its early twentieth century scale and feeling. It continues, through its massing and detailing, to illustrate its associations with the Eclectic Revival period. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and Spanish Eclectic design.

The Ruddick Triplex, a unique and excellent example of Spanish Eclectic architecture within the Interwar Period of residential architectural design, is individually eligible as a San José City Landmark. The two story apartment building was constructed as a three unit triplex in 1935. The initial owners were Walter and Sybil Ruddick.

If the Ruddick Triplex is designated as a City Landmark, any exterior changes proposed to the structure would require the issuance of Historic Preservation (HP) permits. Designation of the residence as a City Landmark would enable the owner to apply for a Historical Property Contract property tax reduction under the Mills Act. A Mills Act Contract is being considered concurrently with the Landmark designation. If so designated, the property would also be eligible for an exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work approved with HP permits.

A Historical Property Contract is an incentive for ownership of designated City Landmark structures. It allows the owner of a landmark structure to enjoy a reduced property tax rate in exchange for the preservation, and in some cases restoration and rehabilitation, of the owner's historic property. Please refer to the Analysis section, below, for additional discussion of Historical Property Contracts.

ANALYSIS

Historic Landmark Designation (HL12-207)

In accordance with Section 13.48.110 of the San José Municipal Code regarding the procedure for designating a landmark, prior to recommending approval or modified approval of a proposed designation as a City Landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a Landmark conforms with the goals and policies of the General Plan.

Based on the information in the historical evaluation prepared by Archives and Architecture for the property, the Ruddick Triplex at 499 E. Reed Street clearly merits designation as a City of San Jose Historic Landmark Structure in conformance with San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) based on its historical, cultural and architectural significance. The building qualifies for City Landmark status primarily based on Criteria 1 and 6 of the Historic Preservation Ordinance as discussed below. Please refer to the attached evaluation form for a more detailed discussion and analysis of the building.

Criterion 1: Its character, interest or value as part of the local, regional, state or national history, heritage or culture representing a distinctive design within the setting of the South Campus neighborhood. The South Campus residential area, near what was then San José State College, evolved into the larger multi-residential campus community beginning in the mid-1930s.

Criterion 6: Embodiment of distinguishing characteristics of an architectural type or specimen. The Ruddick Triplex embodies distinguishing characteristics of the Spanish Eclectic design with an underlying Spanish Colonial design influence within the Interwar Period of residential architectural design. The use of character defining materials such as stucco walls, brick, barrel clay tile, and modern (for the time) steel sash windows can be found on many Spanish Eclectic buildings of the period, but the way in which the design was executed is evidence of a creative designer.

The National Register of Historic Places (NR) and California Register (CR)

The house at 499 E. Reed Street maintains its historic integrity per the National Register's seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The house maintains its original location on E. Reed Street, surrounded by a traditional residential setting immediately south of downtown.

The Ruddick Triplex appears eligible under NR Criterion C (embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction) and CR Criterion 3 (embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values). The Ruddick Triplex has an excellent design with distinguished characteristics within the context of revival architecture of the Interwar Period and with elements that foretell a new modern design aesthetic that was evolving in the mid-1930s.

Summary

The residential property at 499 E. Reed Street, San José, has special historical, architectural and aesthetic interest and value to the community, for its contribution to the setting of the South Campus neighborhood and for the distinctive design of the residence, which is a distinctive example of Spanish Eclectic architecture.

Mills Act Historical Property Contract (MA12-007)

The Historic Landmark Preservation Agreement is an incentive for ownership and rehabilitation of City Landmarks. It is a contract between the City of San Jose and the owner of a designated

City Landmark, which allows the owner to enjoy a reduced property tax rate from the County Assessor in exchange for the preservation, and in some cases restoration and rehabilitation, of the owner's historic property. The purpose of the agreement is to provide greater protection for the City Landmark property than is otherwise provided by the historic preservation regulations in the City Municipal Code. The County Assessor sets the property tax rate based on an appraisal of the market value of the land and improvements. A property under contract will receive a property tax reduction based on an appraisal of the rental value of the land and improvements.

Required Provisions of Historical Property Contracts

Municipal Code Chapter 13.48 requires provisions of Historical Property Contracts as follows:

- A. A description of the Landmark Property subject to the Contract;
- B. A provision that the term of the Contract is a minimum period of ten years;
- C. Specific conditions requiring preservation of the Landmark Property and, where appropriate, restoration and rehabilitation of the Landmark Property to conform to the requirements of the City, and the rules and regulations of the Office of Historic Preservation of the State of California Department of Parks and Recreation;
- D. Provision for the periodic examination of the interior and exterior of the Landmark Property by the City of San Jose, Santa Clara County Assessor, and the State Board of Equalization as may be necessary to determine the owner's compliance with the Contract.
- E. A requirement that the property owner annually expend an amount equal to a minimum of 10% of the tax savings attributed to the Contract to the preservation and maintenance of the Landmark Property; and
- F. A provision that the Contract is binding upon, and shall inure to the benefit of, all successors in interest of the owners; and that a successor in interest shall have the same rights and obligations under the Contract as the original owners who entered into the Contract.

In addition to the Municipal Code provisions above, State legislation requires the City Clerk to record a Historic Property Contract with the County Recorder by December 31st of any calendar year in order to be effective during the following calendar year.

The Mills Act Historical Property Contract is a standardized form document, the majority of which is the same for each individual property. The proposed year-by-year repairs, upgrades, and maintenance are described in the Preservation Plan (Exhibit "C" of the contract). The Preservation Plan differs from property to property, based on the specific needs of each individual historical building and situation. Exhibit C with the proposed Preservation Plan is attached to this report.

The Preservation Plan (Exhibit "C") includes an itemized list of proposed upgrades, maintenance, and repair tasks for the first ten years of the Historical Property Contract. Each of the Preservation Plans identifies specific work that is planned to be performed. However, the Preservation Plan should be viewed as an outline of anticipated work which will be done to preserve and enhance the historic resource based on the annual tax savings in accordance with the Historical Property Contract. For any given year, other preservation work that would

represent a similar expenditure may be substituted as different site-specific needs arise over time. All work being done to meet the requirements of the Contract remains subject to approval of any applicable permits, including Historic Preservation Permits, Amendments, and Adjustments and building permits. Any work being reviewed under a Historic Preservation Permit process undergoes design review to ensure compatibility with the guidelines.

Required Findings of Historic Property Contracts

In accordance with Municipal Code Chapter 13.48, the City Council may approve a Historic Property Contract only if the following findings are made. Planning staff recommends that the Historic Landmarks Commission recommend the City Council make the following findings and approve the proposed Historical Property Contract, based on the text added in italics.

A. *The proposed Contract is consistent with the General Plan.*

Preservation of specific structures or special areas is a part of the Envision San José 2040 General Plan *Policy LU-13.13* to foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

B. *The proposed Contract would provide greater protection for the Landmark property than is otherwise provided by the provisions of Municipal Code Chapter 13.48;*

The proposed Contract provides greater protection for the proposed Landmark property than is otherwise provided by the provisions of Municipal Code because the owner, in partnership with the City, may use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit "C".

C. *The proposed Contract complies with the required provisions of Historical Property Contracts listed above.*

The proposed Contracts incorporate the required provisions for Historical Property Contracts listed in Section 13.48.520 of the San José Municipal Code. Furthermore, the Historic Property Contract incorporates the required provisions of State law requiring the City to inspect the landmark property prior to bringing a contract to Council for consideration and to inspect the landmark property at least every 5 years thereafter for compliance with the contract.

GENERAL PLAN CONFORMANCE

The Landmark Designation for the Ruddick Triplex conforms to, and furthers, the Envision San José 2040 General Plan. Historic sites and structures provide an educational link to San José's past and foster a sense of place and community identity for San José. The preservation of appropriate remnants of a city's past provides multiple benefits important to the health and progress of the city. Historical resources:

- Are instructive, telling the story of a community's past;
- Provide a sense of civic identity and unique character;

- Are typically an interesting and pleasing aesthetic in the urban environment;
- Can generate economic advantage for a property or neighborhood;
- Give a community a sense of permanency. A place with a clear past can expect to also have a definite future;
- Once lost, cannot be recovered.

Staff considers the project consistent with the applicable goals and policies of the General Plan; in particular:

Goal LU-13 – Landmarks and Districts. Preserve and enhance historic landmarks and districts in order to promote a greater sense of historic awareness and community identity and contribute toward a sense of place.

Policy LU - 13.6 Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior's Standards for Treatment of Historic Properties and/or appropriate State of California requirements regarding historic buildings and/or structures, including the California Historical Building Code.

Policy LU - 13.12 Develop and encourage public/public and public/private partnerships as a means to support, expand, and promote historic preservation.

Policy LU - 13.13 Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

Goal LU-16 – Sustainable Practices. Preserve, conserve, and/or rehabilitate historic structures as a means to achieve the City of San José's environmental, economic, and fiscal sustainability goals.

Policy LU - 16.5 Utilize the aesthetic and cultural qualities of historic resources of all types as means of promoting San José as a place to live, work and visit consistent with the City's economic development goals.

The landmark designation process of the Historic Preservation Ordinance promotes and enhances the preservation of historically or architecturally significant sites and structures. In addition, the proposed historical property contract specifically furthers the objectives of the Envision San José 2040 General Plan.

CEQA

The environmental impacts of the project will not have an unacceptable negative effect on adjacent property or properties in that the project has been determined exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331. The project is 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.

COMMUNITY OUTREACH

The proposed Landmark nomination and Historical Property Contract was initiated by the property owner. A public hearing notice for the project was published in a local newspaper, posted at the site, and mailed to all property owners and tenants within 500 feet of the subject site. Information about the proposed projects and the associated public hearings has been made available through the Planning Division web site, and staff has been available to answer questions.

RECOMMENDATIONS

HL12-207 – Landmark Designation

Planning Staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the proposed Landmark Designation of the Ruddick Triplex at 499 E. Reed Street as Historical Landmark No. 207 at the City Council hearing scheduled for November 27, 2012 at 1:30 p.m.

MA12-007 – Mills Act Historical Property Contract

Planning staff recommends that the Historic Landmarks Commission, after holding a public hearing on the subject proposal, recommend that the City Council make the following findings and approve the Historic Property Contract of the Ruddick Triplex at 499 E. Reed Street at the City Council hearing scheduled for November 27, 2012 at 1:30 p.m.

- The proposed contract is consistent with the San José 2040 General Plan;
- The proposed contract would provide greater protection for the landmark property than is otherwise provided by the provisions of Chapter 13.48 of the Municipal Code; and
- The proposed contract complies with the requirements of Section 13.48.520 of the San José Municipal Code.

Project Manager: Lori Moniz **Approved by:** Samuel Puvett **Date:** 10-30-12

Attachments: Department of Parks and Recreation (DPR) form
Draft Proposed Preservation Plan (Exhibit "C")

PO Box 1332
San Jose CA 95109-1332
408.297.2684
408.228.0762 FAX

July 20, 2012

Carol Cobb
59 Washington St. #208
Santa Clara, CA 95050

RE: City Historic Landmark Nomination – Ruddick Triplex (APN: 472-29-033)

Dear Ms. Cobb:

Please find enclosed DPR523 forms prepared for your property at 499 East Reed St./593 South Eleventh St. in San José. These forms were prepared for your use in submitting an application to the City of San José for city landmark status for your residential property.

We reviewed your triplex using the City of San José Landmark designation criteria, which is used to consider historical significance for properties within the San José city jurisdiction. The actual nomination process and decision by the San José City Council is based on the requirements of Chapter 13 of the San José Municipal Code (Section 13.48.110 / *Procedure for designation of a landmark*).

The area was previously the subject of a reconnaissance survey by the City of San Jose. The survey and evaluation conducted at that time by Architectural Resources Group found the property eligible for the San Jose Historic Resources Inventory, although it was not determined if the area would qualify as a conservation area, and the survey was not completed, as the east side of South Eleventh Street was omitted from the survey due to funding constraints. With further intensive-level investigation in preparation of potential city landmark eligibility of this property, including the opportunity to view the interior of the structure, we were able to provide a more comprehensive evaluation of the property according to local, state, and national significance criteria than what was done earlier. After evaluating the property in the context of the criteria within the municipal code, we believe the property is eligible for individual designation as a San José City Historic Landmark.

The property currently is listed as an SM, Structure of Merit on the City of San José Historic Resources Inventory. The period of significance is 1935.

Nomination for city historic landmark status can be made by a property owner. Following notification from the Director of Planning, Building and Code Enforcement that your application is complete, the San José City Council must initiate the procedure for the designation for your property. A public hearing before the Historic Landmarks Commission will take place within 90 days of the City Council initiation. Within 30 to 120 days following that hearing, a report with recommendations will be submitted to the City Council, who will then hold a public hearing to formally consider the designation.

In order for the designation to take place, the San José City Council must make findings that the property has historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as an individual city landmark conforms to the goals and policies of the San José 2040 General Plan. In reviewing the possible historical values associated with the property at 499 E Reed St./593 S Eleventh St., we consider the following statement applicable:

The Ruddick Triplex at 499 E Reed St./593 S Eleventh St. has special historical, architectural and aesthetic interest and value to the community, for its contribution to the setting of the South Campus Neighborhood due to its distinctive design, which is a unique and excellent example of Spanish Eclectic residential architecture of the Interwar Period.

The City of San José could reasonably make the following findings in designating your property a city historic landmark:

- *It has character, interest and value as a part of local and regional history and heritage and is a distinctive building within the San Jose downtown frame area;*
- *It exemplifies aspects of the heritage of the San José in its distinctive Spanish Eclectic architecture; and*
- *It embodies distinguishing characteristics of the Spanish Eclectic type within the Interwar Period of residential architectural design.*

Sincerely,



Franklin Maggi, Architectural Historian
Archives & Architecture

Enclosures

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

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*Resource Name or #: (Assigned by recorder) Ruddick Triplex

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad San Jose East Date 1961 Photorevised 1980 T7S; R1E; Mount Diablo B.M.

c. Address 499 East Reed St., 593 South Eleventh St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599792mE/ 4132326mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 472-29-033,

northwest corner of South Eleventh and East Reed Streets.

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

This two-story apartment building embodies, through its form and detailing, a distinct Spanish Eclectic design with an underlying Spanish Colonial design influence. After World War I, the Eclectic Revival or Period Revival styles grew in prominence to become characteristic of both residential and non-residential construction and such styles as Spanish Eclectic, Mission Revival, Mediterranean, and others became popular for more than a decade in San José. This triplex includes character-defining Spanish Colonial detailing and features including simple blocky massing with symmetrically placed openings alternated with asymmetrically placed building elements, Spanish tile roof with barrel-tile rake edge coping, dashed stucco finish, stucco clad stair rail walls, painted slumped-brick balcony railing with screen block openings; recessed entry stoops, vertical planked wood entry doors with rectangular view ports consistent to the period.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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



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

View facing northwest, 2012.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

1935 based on City of San Jose Building Permits, 77 years old.

*P7. Owner and Address:

Carol Cobb
59 Washington St. #208
Santa Clara, CA 95050

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

F. Maggi, O. Sawi, J. Frolli
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: July 20, 2012

*P10. Survey Type: (Describe)
Intensive

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

None.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record
 District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

(Continued from page 1, DPR523a, P3a Description)

The building is sited on the northeast corner of East Reed Street and South Eleventh Street with a modest front yard facing Reed Street. It is landscaped with foundation shrubs, ornamental plants, and mature trees. Along South Eleventh Street, the yard consists of ornamental landscaping between the building and side walk with a plant strip having street trees between the sidewalk and the street. The yard is raised two steps above the level of the sidewalk, having a stone retainer curb along the perimeter of the yard. Narrow stamped concrete walk ways with concrete retainer curbs lead up to the concrete steps and stoops of the apartment entries. A detached two stall garage (now carport) with a storage room is located at the northern end of the lot. The parking is served by a concrete driveway from South Eleventh Street with the width of the concrete extending to the building and steps of the side door to the north end apartment. A concrete walk extends from the steps around the side of the building at the garage, terminating at the rear yard fence. A narrow rear yard extends between the building and a vine covered chain link fence at the west property line. An exterior stair leads from the upper floor penthouse entry and jogs to a concrete walkway near the southwest corner of the lot; the walk that extends to the East Reed Street sidewalk is flanked by a large pine tree and mature shrubbery.

The building has a raised, two-story, rectangular main floor mass with a smaller second story penthouse mass set back from the street side elevations. The building appears to be platform framed and is raised approximately 1.5 feet to 2 feet above grade with a concrete foundation that appears to be original. A balcony extends around the perimeter of the upper floor apartment walls out to the first floor wall along the two street side elevations. A brick-faced parapet rail at the perimeter of the balcony extends from the top of the first floor wall and surrounds the balcony. The railing is punctuated by crossed screen block openings, sections of wood railing, and small metal domes that are spaced along the length at the top.

The roof is primarily a long hip roof extending the length of the building along the south-north axis with an intersecting cross gable at the front extending over the southern third of the upper floor apartment. The upper mass is distinguished by the gable end walls of this cross gable visible on east and west elevations. The eave of the gabled portion faces south toward East Reed Street and would be considered the front elevation. The south wall of the upper floor is recessed back under the eave of the gable and creates a covered porch with the balcony extending beyond to the perimeter of the first floor wall. On the eastern elevation a portion of the hip roof eave extends as a shed roof out to the lower perimeter railing and creates a covered loggia walkway. At the north end of the building a portion of the upper floor cantilevers out with a shed roof above. The cantilevered portion creates a covered soffit above the side entry to the unit below.

The exterior includes many materials and details that are consistent throughout the building design. As common for Spanish Eclectic design, simplified materials and color scheme consisting of white painted stucco and brick and red Spanish tile roofing. The eaves are moderate in depth and have exposed rafter tails with exposed 1x6 roof sheathing. The roof is covered with red clay barrel tiles with barrel tiles along the gable rake edge. Mortared barrel tiles run along the main ridge and hips. The eaves have flat wood trim between the rafter tails that serves as a stucco ground at the eave line. Half round metal gutters set back from the eave one tile course so that the barrel tile profile is exposed. Along the sloped rake edge of the gable is a protruding stucco frieze beneath the rake tiles. Exposed posts and beams that support the porch roof extensions are made from 6x timbers with a hewed surface treatment.

The stucco walls have a dashed finish texture common to the period. Windows consist primarily of steel sash casement units in various configurations. The smaller windows are single multi-lite casements; larger primary focal windows have French multi-lite casements with fixed lites flanking the sides and top of the unit. The trim around the doors is stucco ground. At the windows the stucco rolls into the heads and jambs and grounds to the steel frame. All of the windows have a wood sill with a horn extension running past the jambs by about 2 inches, creating a strong horizontal line under each window opening.

(Continued on next page)

(Continued from previous page)

The second floor east wall is set back from the lower floor wall by about four feet, with a balcony extending out over the living space below to the lower floor wall. The elevation has a sloped eave end facing the street and extending the width of the building with the intersecting cross gable facing east at the southern end of the building. In the center of the gable end is a typical focal window that matches the design of the large lower windows. Having one French casement flanked a four lite fixed window and four lite transom at the top. To the left of the window is a screened opening with brick mullions looking into the covered porch through the wing wall of the south porch.

To the right of the gable a section the main roof eave continues as a shed roof, extending out to the brick rail wall of the balcony. The shed is approximately eight feet wide and four feet deep, being the depth of the balcony. The roof section is supported at the eaves by a hewn timber header resting on hewn 6x6 posts at each end, and is punctuated by a brick chimney extending up from the first floor is integrated with the brick railing. The chimney has a brick skirt wall along the back surface that extends from the railing with a profile that is truncated at the base, stepping and narrows toward the top. The chimney projects up through the tiled shed roof. The assemblage of these building components forms a small loggia space on the balcony and off of the second floor kitchen. To the right of the loggia is a twelve lite focal window with a casement and a second door with a smaller window near the north-east corner.

The north elevation has a side entry with a concrete stoop flanked by a brick wing wall. A portion of the east wall extends as a winged wall and supports the left end cantilevered upper floor. To the right of the door is a French casement window. The upper apartment a cantilevered balcony and apartment pop out with a two lite casement and shed roof. The bottom of the cantilever creates the soffit above the side door and window.

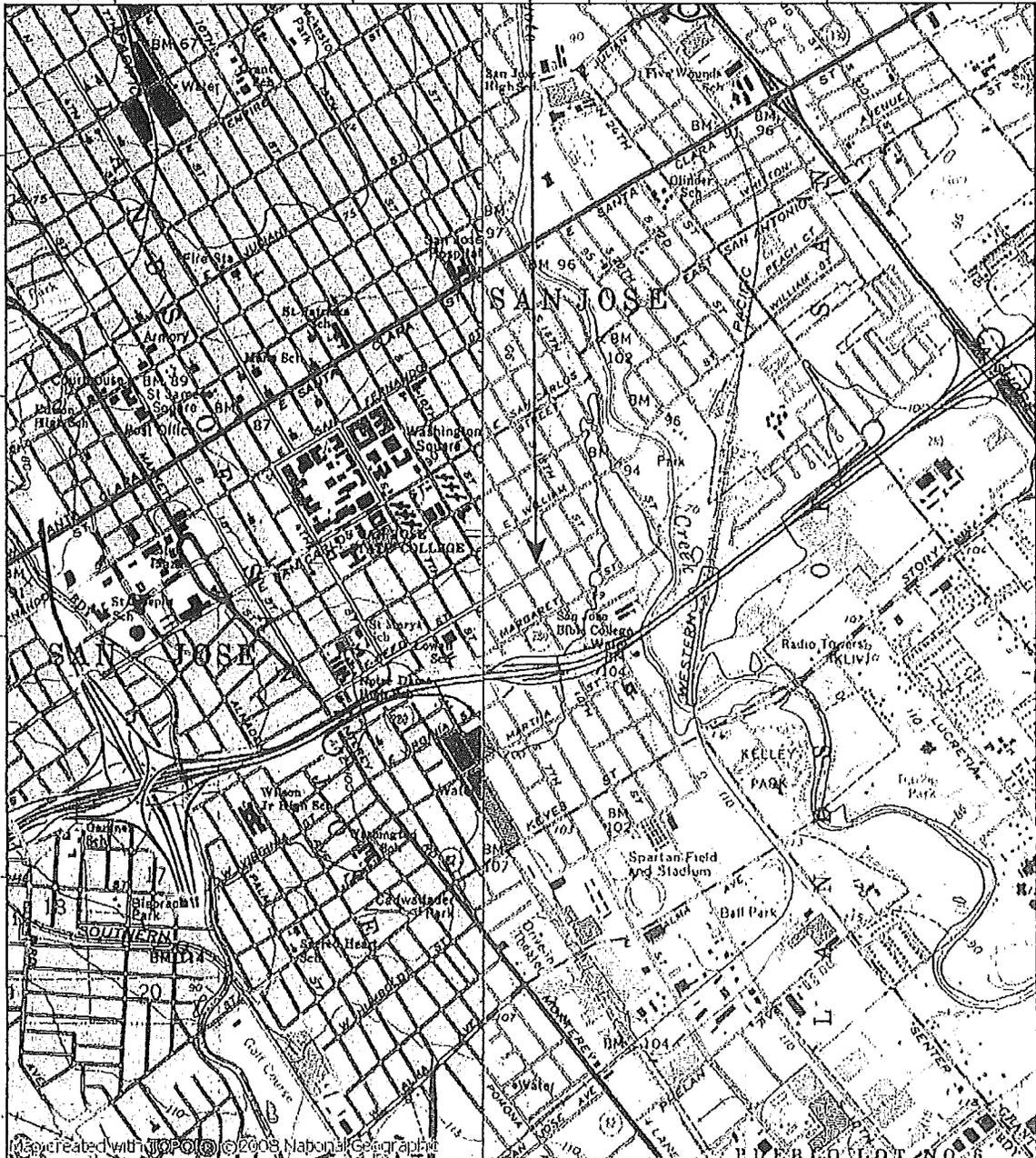
The west elevation is an uninterrupted wall plane with casement windows stacked in a fairly uniform arrangement. In the center of the west facing gable end is a focal window with eight light French casement in the center flanked by four lite fixed windows along the side. The entry door and stucco stairs described previously are at the top of the south west corner of the elevation. To the right of the entry is a stepped brick wing wall integrated with the balcony rail, that extends from the side of the gable wall towards the south. Under the stair assembly are some smaller windows, a casement and an awning window.

The detached garage faces east and has two stalls with a workshop along the south end of the building. The front is open without the original garage doors, having a support post in the center of the opening. The work shop has a flush wood panel door and an eight over eight double hung window. The front is sided with horizontal v-groove siding, stucco cladding is on the south elevation, and wood siding is on the rear. The roof consists of a tiled mansard along the front with a low sloped shed roof that drains to the rear. The garage building retains many of its original fabric and is in fair condition.

The interiors retain many original features that are integrated into the overall character of the building, including the plaster walls, plaster and tongue and groove wood ceilings, exposed ceiling beams, original light fixtures, door and window hardware, and architectural trim.

SITE

WGS84 Zone 10S



WGS84 Zone 10S



TN/MN

14°

05/10/12

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

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*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder)

Ruddick Triplex

B1. Historic Name: Ruddick Triplex

B2. Common Name: none

B3. Original use: Multi-family residential

B4. Present Use: Multi-family residential

*B5. Architectural Style: Spanish Eclectic

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

City of San Jose BP #2693 for three family apartments issued January 11, 1935. City of San Jose BP #2010-029956 to remove existing 6/0 window and replace with 6/0 6/8 double French door issued December 10, 2010.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Two car garage and storage area along South Eleventh Street frontage.

B9a Architect: Unknown b. Builder: Benjamin H. Painter

*B10. Significance: Theme Architecture and Shelter Area University SNI Planning Area

Period of Significance 1935 Property Type Residential Applicable Criteria (3)

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

This multi-family residence was constructed on the southeastern most portion of Lot 8 of B5R11S of San Jose's Original Survey. The two-story apartment building replaced an earlier Victorian-era house, and was built by Benjamin H. Painter, a local contractor who worked with property owners Walter and Sybil Ruddick in the 1930s on a number of housing projects in the South Campus area and elsewhere.

The South Campus residential area near what was then San Jose State College evolved into the larger multi-residential campus community beginning in the mid-1930s. Prior to that time, the Normal School had required students to live on campus or in approved housing with married couples. In 1935 the State Legislature authorized the conversion of teachers' colleges to State colleges, and over the next five years the enrollment at San Jose State College increased from 2,763 to 4,053. Student housing remained limited however until the City of San Jose removed restrictions on boarding houses in 1948, but multi-family housing construction spanned from 1935 to 1965, initially serving a new influx of teachers and related service providers to the South Campus area.

(Continued on next page, DPR523E)

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References

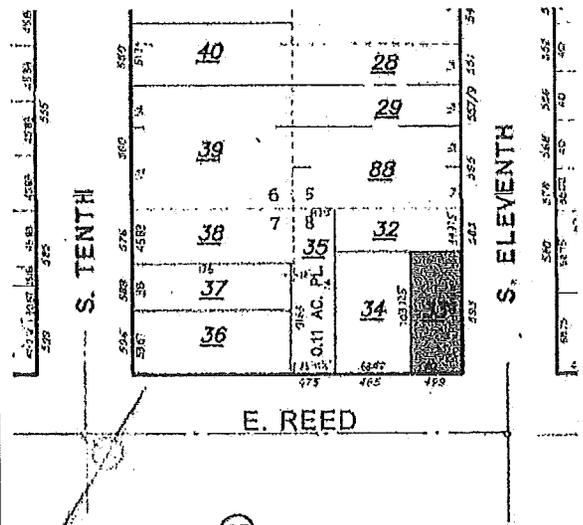
- City of San Jose Building Permits.
- Pacific Constructor* Vol. XVIII, no. 3, (January 19, 1935): 12.
- R.L. Polk Directories, San Jose and Santa Clara County Directories, 1910-1979.
- Sanborn Fire Insurance maps, 1915, 1932, 1939, 1950.
- Santa Clara County Clerk-Recorder, deeds and maps.
- U.S. Federal Census, 1900-1940.

B13. Remarks: City Historic Landmark nomination

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: July 20, 2012

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10 Significance)

Walter and Sybil Ruddick appear to have first begun building multi-family housing in the downtown frame area in the early 1930s. Initially, they modified an earlier house such as that at the southwest corner of East Reed and South Eighth Streets to multi-unit apartments. They chose to clad the older building in stucco and modified the style to what were then modern-looking Spanish Eclectic that had gained popularity in the twenties and early thirties. As they found properties to develop during the 1930s, they would build new Spanish Eclectic style apartment buildings, and in the case of the subject property the Ruddicks also occupied the new structure. The triplex at South Eleventh and East Reed (the subject property) was built from the ground up, and it is likely they used the services of an architect to design the unique building that exists today.

Walter Ruddick was born in New York in 1884 to immigrant parents from Canada and Scotland. He married Sybil J. in 1907. The Ruddicks then moved to Idaho by 1910, where he was a farmer. The Ruddicks also briefly lived in El Paso, Texas before arriving in San Jose sometime after 1920. Once in San Jose, Walter established and was the manager and a salesman for the Ruddick Hat Company, which was located at 247 South First St. The company manufactured and sold hats to the general public. When the subject building was completed in late 1935, the Ruddicks occupied the main penthouse apartment while renting out the two downstairs units. They continued to acquire property and build small Spanish Eclectic apartment buildings while continuing to run their hat business. Their building career in San Jose ended by 1938, when they relocated to Elsinore in Southern California and sold the subject property to George and Effie Penniman. Walter Ruddick continued his occupation as a milliner in Southern California.

George A. Penniman (Penneman) was a member of a prominent San Jose family whose father Arthur had been an innovator in the fruit drying business in the 1890s. George was born in San Jose in 1859, and married Margaret Effie in 1890. The Pennimans occupied the subject property from 1938 until their respective deaths, George in 1945, and Margaret in 1957. During this period, their nephew Jerome E. Penniman, and his wife Lila and their children, occupied one of the two other rental units of the subject property beginning in 1941 and remained until the early 1960s.

A review of tenants through the 1960s finds that they were often singles, with many working in technical or professional positions. As San Jose State College grew in the late 1940s and 1950s, the tenant mix became increasingly students, consistent with changes in the demographics of the area south of the college campus.

The two-story apartment building at 499 East Reed St. (also addressed as 497 East Reed St. and 593 S. Eleventh St.) was constructed as a three-unit triplex in 1935. The building permit (San Jose Building Permits #2693) was recorded on January 11 for a \$7,760 valuation. A reference to the construction found in the state builder's publication *Pacific Contractor* dated January 19, 1935 also confirms the build date of this property, as well as Benjamin H. Painter being the builder. No reference to the architect could be located.

Integrity and character-defining features:

The property maintains most of its historic integrity as per the National Register's seven aspects of integrity. The original chimney and window at the upper floor balcony have been modified, and the original garage doors are missing, but aside from that the remaining building retains the majority of its original architectural components.

The building maintains its original location on East Reed Street. The property is surrounded by a traditional residential setting immediately south of downtown San José, including surrounding properties of a similar scale and setback and adjacent houses of similar age, scale, and design. The subject property retains its early-twentieth-century residential scale and feeling and continues, through its massing and detailing, to illustrate its associations with the Eclectic Revival period. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and Spanish-Eclectic design.

(Continued from previous page)

EVALUATION

This residential property contributes to the South Campus residential community. Its form, detailing, and use are representative of multi-family residential design and patterns of neighborhood development near San Jose State University during its expansion years from 1935-1962. It is an early example of a trend in the East Downtown Frame area to provide multi-family housing, as suburban development began to change the nature of the urban fabric of the core area of the Original City, and the area around San Jose State College reoriented to serve the growing campus community. The greater area has been identified as a potential conservation area, but has yet to be formally considered as such by the San Jose City Council. As such, the case cannot yet be made that a property such as the Ruddick Triplex is individually representative of important patterns or events, and consequently the property would not be eligible for the National or California Registers under Criterion A or (1) at this time.

The original property owners/developers of the triplex were Walter and Sybil Ruddick. The Ruddicks constructed similar small Spanish Eclectic residential buildings in the downtown frame and elsewhere, and were milliners who manufactured and sold hats in the downtown in a business located on South First Street. Although their work contributed to the development of the urban fabric of the downtown frame of San Jose, their contributions are not known to be significant in history, and the property would thus not appear to qualify for the National or California Registers under Criterion B or (2).

The Ruddick Triplex is significant for its distinctive representation of Spanish Eclectic Revival residential architecture in San Jose. A unique building in the San Jose downtown frame, it is an excellent design with distinguishing characteristics within the context of revival architecture of the Interwar Period and with elements that foretell a new modern design aesthetic that was evolving in the mid-1930s. The use of character-defining materials such as stucco walls, brick, barrel clay tile, and modern (for the time) steel sash windows can be found on many Spanish Eclectic buildings of the period, but the way in which the design was executed is evidence of a creative designer, although research into the history of the building has yet to reveal the architect of record.

Embedded in the design are a multitude of details that demonstrate an attempt to embellish the building with acuity, including Spanish Colonial wood doors with wrought iron covered view windows and strap hinges, period Art Deco mail slot covers, milk bottle pass-through doors, recessed arched entries, wavy slumped brick facings along the balcony and matching walls into the yard, dashed stucco texturing, and brick framed slotted openings in the balcony fences. Also unique to this building is the studied arrangement of mass and volumes. The basic rectangular shape of the structure, as would be found on more vernacular implementations of the Spanish Eclectic style, has been countered with small visual cues of complexity that draw the eye, such as the angled kitchen window bump-out at the first level on the East Reed Street façade, the flush door to the right with a short tile-capped entry overhang, the jog at the bottom of the stairs at the left end of this façade, and the step-backed façade of the penthouse. The stair entry to the penthouse is further articulated with a partial stucco-covered side railing and rises to a matching tile-capped entry overhang that terminates a short stepped brick patio wall. The use of brick as a design element continues in the unusual chimney that rises along the South Eleventh Street façade, breaking free from the wall mass as it rises alongside the balcony walk, braced by an extension of the eave over the walkway. The walkway wraps the rear corner as a cantilevered volume looming above the rear walkway, exhibiting a sense of design flexibility that exploits the functional requirements of the building program in a unique way more characteristic of post-World War II Modern architecture.

The garage further exemplifies the sense of design, detailed as a counterpoint to the stucco-covered mass of the apartment building, with its wood clad façade and tile covered mansard roof. The building appears eligible for the California Register under Criterion 3, and may be eligible for the National Register under Criterion C. Under the City of San Jose Historic Preservation Ordinance, the apartment building clearly has architectural and aesthetic value of an historical nature and would appear to qualify as a City Landmark Structure.



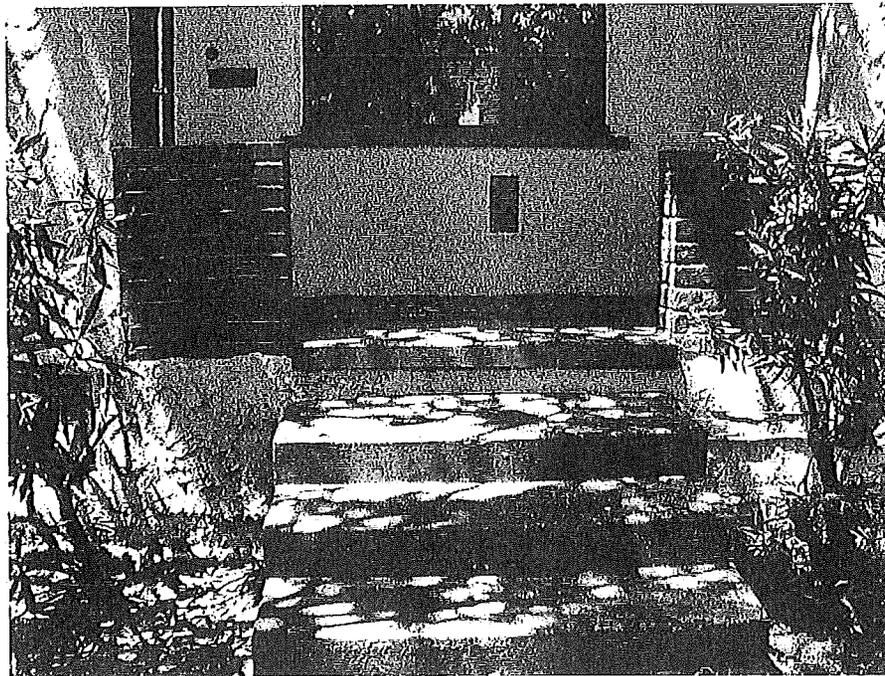
View of façade from corner at East Reed and South Eleventh Street, viewed facing west.



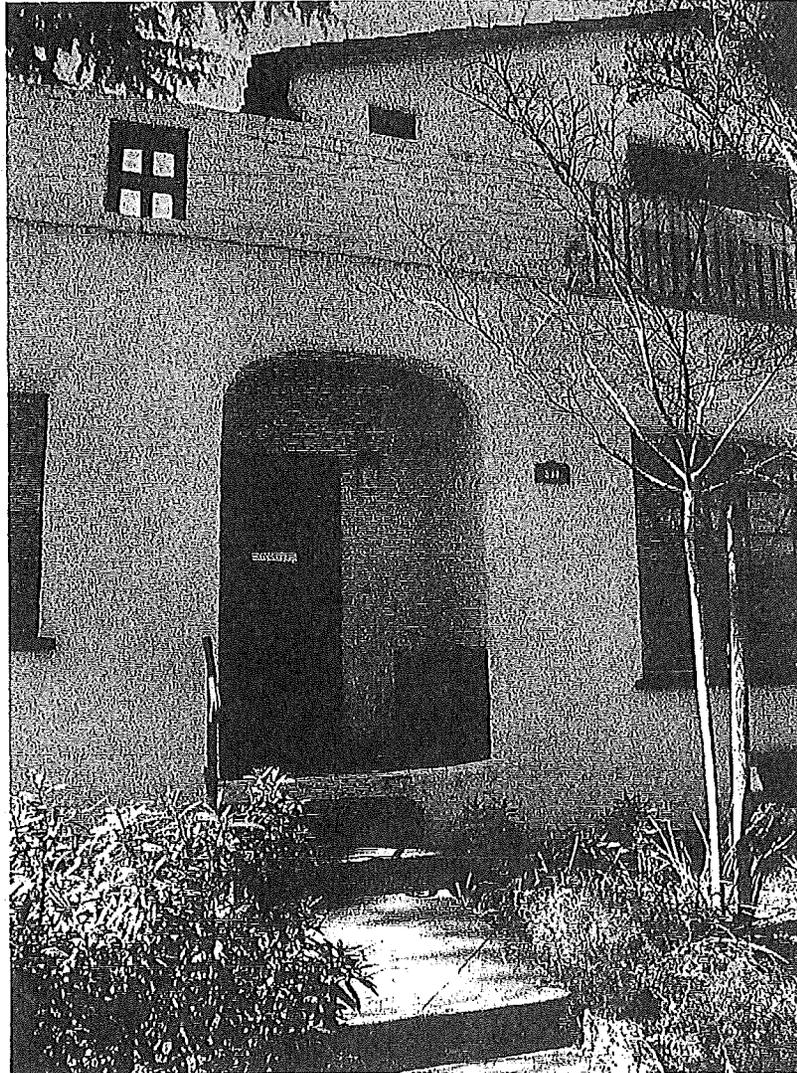
Façade along South Eleventh Street, viewed facing northwest.



Westerly side elevation from Reed Street showing entrance to main penthouse unit, viewed facing north.



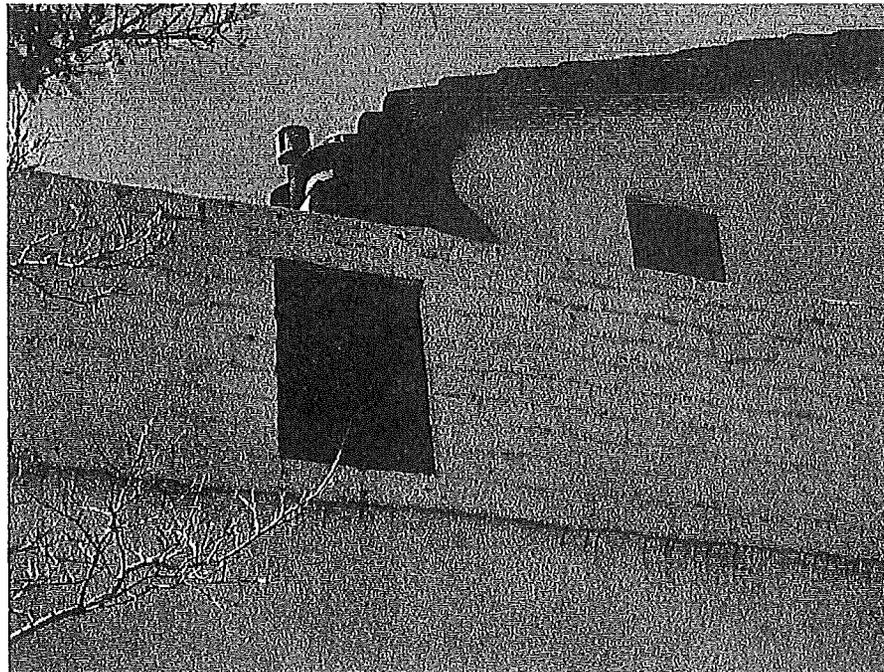
Rear façade of lower unit #1 entrance along South Eleventh Street near garage, viewed facing south.



Detailed view of arched lower unit #2 entryway along South Eleventh Street, viewed facing west.



View of north elevation from South Eleventh Street, viewed facing southwest.



Detailed view of upper brick balcony wall along South Eleventh Street façade, viewed facing west.



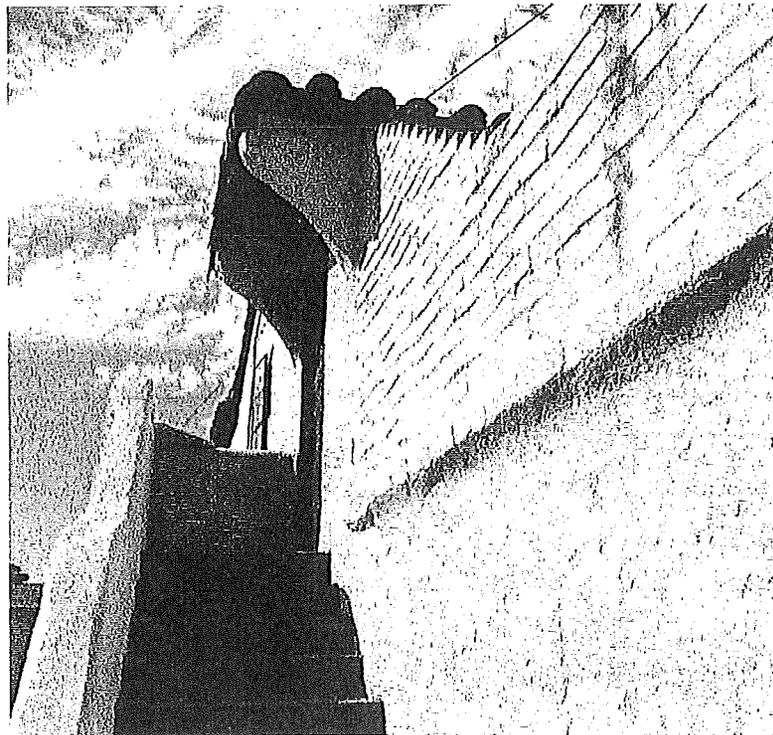
Detailed view of chimney detailing along South Eleventh Street, viewed facing west.



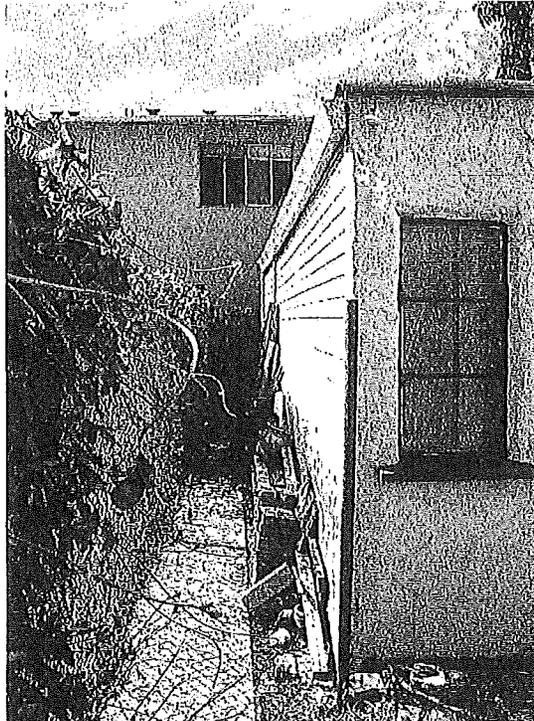
View of rooftop patio for penthouse apartment.



Detailed view of brick chimney and balcony walk roof overhang located along South Eleventh Street, viewed facing west.



Detail view of penthouse entry, viewed facing north.



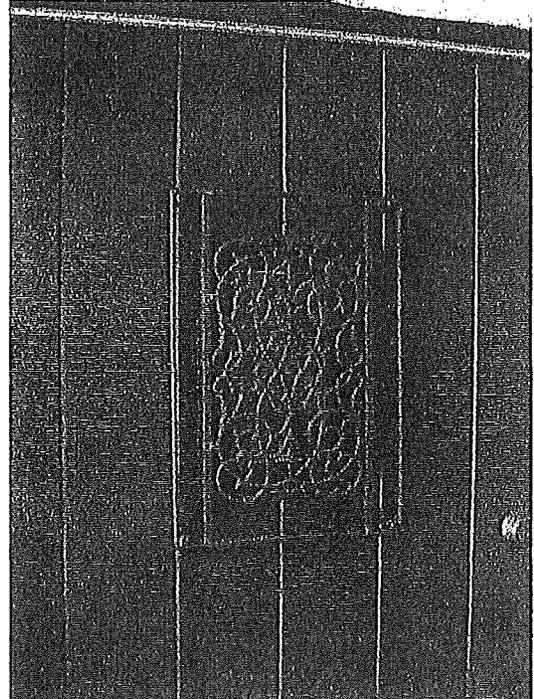
View of backside of garage structure, viewed facing northeast.



View of garage structure located behind triplex along South Eleventh Street, viewed facing northwest.



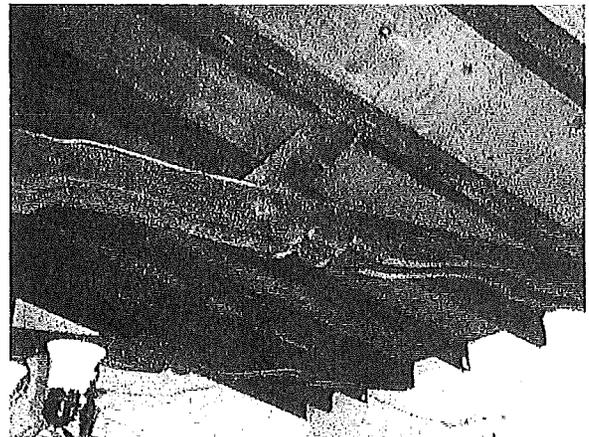
Detailed view of penthouse entryway
With wrought iron strap hinges and door
handle.



Detailed view of unique original detailing at
downstairs entry door.



Detailed view of address plate.

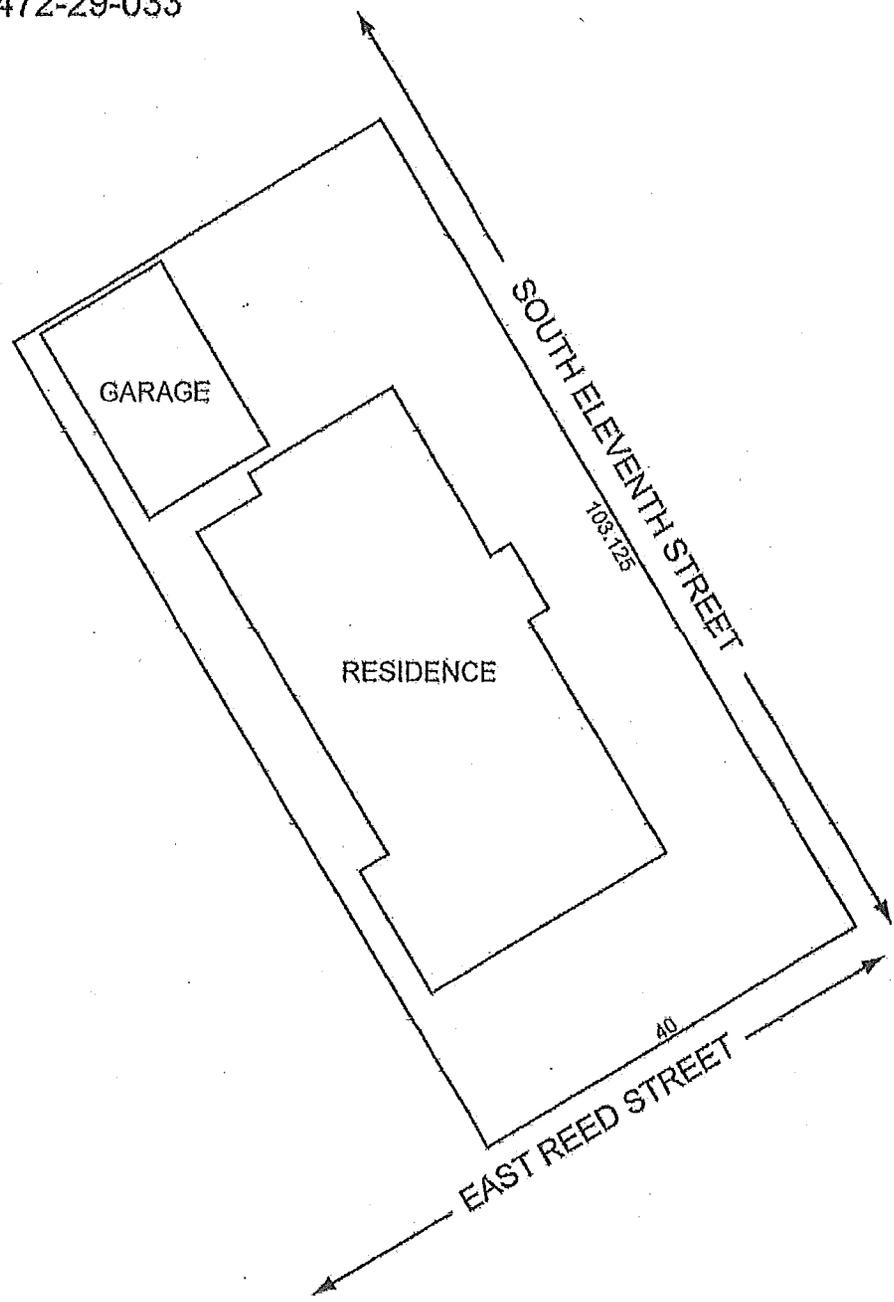


View of ceiling crossbeams visible in
penthouse interior.

Primary #
HRI #
Trinomial

*Drawn by: Olivia Sawi *Date July 12, 2012

499 East Reed St., 593 South Eleventh St.
San Jose, California
Santa Clara County
APN: 472-29-033



Note: Diagram not to scale.

EXHIBIT "C"

OWNER shall annually expend an amount equal to a minimum of 10% of the tax savings Attributed to this Agreement for the preservation and maintenance of the Historic Landmark. The rehabilitation of the Historic Landmark shall be completed on or before the 10th anniversary of the Effective Date of this Agreement, and such rehabilitation shall include all of the following tasks.

Year	Description
One	Repair exterior stair structure, paint exterior, replace missing "milkbox" doors
Two	Repair water damaged carport walls, prevent future water damage via repairs
Three	Clean and reapply flat patio roof deck waterproofing material
Four	Downspout repair and water diversion away from foundation
Five	Foundation earthquake bracing
Six	Termite treatment
Seven	Electrical upgrade & removal of unused cabling (old phone, cable, power, etc.)
Eight	Chimney repair (3 chimneys)
Nine	Roof repair, reusing existing historical tiles
Ten	Basement waterproofing and floor repair

After the 10th Anniversary date of the Effective Date of this Agreement, Owner shall expend an amount to a minimum of 10% of the tax savings attributed to this Agreement for the continued preservation and maintenance of the Historic Landmark and more specifically shall perform and complete but without limitation the following tasks each year:

Maintenance
 Painting
 Repairs