

**VTA'S BART SILICON VALLEY—
PHASE II EXTENSION PROJECT**

SUPPLEMENTAL BUILT ENVIRONMENT SURVEY REPORT

PREPARED FOR:

Santa Clara Valley Transportation Authority
Federal Transit Administration



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Executive Summary

The Federal Transit Administration (FTA) and the Santa Clara Valley Transportation Authority (VTA) have prepared this Supplemental Historic Built Environment Survey Report (Supplemental Report) for VTA's Bay Area Rapid Transit (BART) Silicon Valley – Phase II Extension Project (Phase II Project) to identify and evaluate historic properties within the Area of Potential Effects (APE) for the Phase II Project. The Project proposes a 6-mile extension of the BART system in Santa Clara County, beginning near US 101 and Mabury Road in eastern San Jose, continuing through downtown San Jose, and terminating in the City of Santa Clara (Figures 1 through 3; **Appendix A**). The Phase II Project is the southern portion and second phase of VTA's BART Silicon Valley Program, which extends BART 16 miles from the City of Fremont in southwestern Alameda County through the cities of Milpitas, San Jose, and Santa Clara in Santa Clara County. This report satisfies a requirement for federally-funded projects and provides an analysis only for the NEPA Build Alternative. VTA's transit-oriented joint development (TOJD) has no federal funding or federal nexus, and it is not included or analyzed in this report. Therefore, for purposes of this report, the word "Project" refers to the NEPA Build Alternative.

This report is based on research and fieldwork conducted by JRP Historical Consulting, LLC (JRP) between November and December 2013, in March 2014, in January and September 2015, and in February, April, and July 2016. It is a supplement to the original *Historical Resources Evaluation Report* (HRER) that JRP produced in January 2003 for the 16-mile long project.¹ The APE for this Supplemental Report takes into account project refinements and options currently being studied for the six-mile-long Phase II Project. This APE partially overlaps the area surveyed by JRP in the 2003 HRER and also includes project refinements within the Phase II segment (Figure 4; **Appendix A**). Refer to the January 2003 report for a full description of the original architectural survey and evaluation results.²

This Supplemental Report examines the potential eligibility of historic resources located within the Phase II Project APE for listing in the National Register of Historic Places (NRHP), as well as their potential eligibility for listing in the California Register of Historical Resources (CRHR). The purpose of this document is to assist VTA and FTA to comply with applicable sections of the National Historic Preservation Act of 1966 (16 USC 470), as amended, and the implementing regulations of the Advisory Council on Historic Preservation (36 CFR Part 800), as these pertain to federally-funded undertakings and their effects on historic properties. It also seeks to help VTA comply

¹ JRP Historical Consulting, Draft Technical Memorandum Historical Resources Evaluation Report for SVRTC EIS/EIR Alternatives, prepared for Santa Clara Valley Transportation Authority (January 2003).

² Please note that JRP prepared several addendum survey evaluation reports that addressed historic properties added to the project study area subsequent to submission of the 2003 report (in 2005, 2006, and 2008). However, none of these reports received SHPO concurrence, so they are listed in the References section of this report (Chapter 7) for informational purposes only.

with the California Environmental Quality Act (CEQA) for this project, as it pertains to historical resources. The resources studied for this report have been evaluated in accordance with Section 15064.5(a)(2)-(3) of CEQA Guidelines using the California Register of Historical Resources criteria outlined in Section 5024.1 of the California Public Resources Code.

The historic built environment (architectural) APE shown in this Supplemental Report accounts for all current options under consideration for the Phase II Project as described in Chapter 1. This Supplemental Report addresses a total of 100 historic-period properties located within the Architectural APE (“survey population”). These 100 resources that comprise the survey population described in this Supplemental Report are in the Architectural APE because the design of the Project has changed since 2003, which added new areas outside the 2003 APE that now need evaluation, and because the passage of time since the 2003 report was prepared requires analysis of properties previously not old enough to require evaluation. NRHP and CRHR guidelines generally apply to buildings, structures, or features that are more than 50 years of age; however, the age limit of the survey for this project was extended to 40 years to include resources constructed in 1975 or before to account for lead-time between preparation of environmental documentation and actual project construction. The Project is scheduled to be operational in 2025; therefore, resources constructed in 1975 or before would potentially be historic resources in 2025 and require evaluation. The evaluation of the 100 buildings and structures presented herein applies the appropriate NRHP and CRHR evaluation criteria. Vacant parcels and parcels containing only buildings or structures constructed after 1975 required no further study.

One of the 100 survey population resources was previously determined eligible for the NRHP and CRHR by consensus through the Section 106 process (NR Status Code 2S2) in 2006: the Farmers Union Building located at 151-155 W. Santa Clara Street / 17-35 N. San Pedro Street (Map Reference # E-35). JRP updated the original form³ in order to survey and evaluate two additional historic-period buildings located on the same legal parcel that had not previously been evaluated for NRHP or CRHR eligibility, and concluded that while the Farmers Union Building remains eligible, the two newly recorded buildings are not eligible for either register.

The present study has concluded that two newly identified survey population resources – located at 30 N. 3rd Street (Map Reference # E-27) and 179-181 Rhodes Court (Map Reference # F-22) – are eligible for listing in the NRHP and the CRHR, and are therefore considered historic properties under Section 106 and historical resources for the purposes of CEQA. Two properties – the multi-family residences at 48-52 S. 6th Street (Map Reference # D-04) and 58 S. 6th Street (Map Reference # D-05) – are historical resources for the purposes of CEQA only because they are listed in the San

³ Franklin Maggi, DPR 523 Form for the Farmer’s Union Building (Resource ID SJCHS132), in: Dill Design Group, “San Jose Downtown Historic Survey for the City of San Jose,” August 2000.

Jose Historic Resources Inventory through previous surveys, but they do not meet the criteria for listing in the NRHP or CRHR.⁴ The remaining 95 survey population resources do not meet the criteria for listing in the NRHP or CRHR, and they are not considered historical resources for the purposes of CEQA.

In addition to the 100 survey population properties analyzed within this report, the Architectural APE also includes 27 properties listed in, or previously determined eligible for listing in, the NRHP and CRHR (see **Tables 1 and 2**). These properties were previously addressed in the 2003 HRER prepared by JRP, and the California State Historic Preservation Officer (SHPO) concurred with the eligibility conclusions of 26 of these architectural resources. SHPO did not concur with the eligibility finding for one resource, the Farmers Union Building (Map Reference # E-35), in the 2003 HRER; however, as noted above, that building was subsequently determined eligible in 2006 as part of a separate study. SHPO also concurred with the Architectural APE for the 2003 HRER. SHPO's concurrence letters dated June 9 and July 9, 2003 are attached in Appendix C of this report.

Three additional properties addressed in the 2003 HRER are considered historical resources for CEQA only. These historical resources include two that were previously found ineligible for the NRHP but are eligible for the CRHR, and one property that was previously found ineligible for both the NRHP and CRHR but is a designated city landmark. SHPO concurred with the eligibility findings of these three resources in June 2003 (see **Tables 5 and 6** for the list of these historical resources). For reference purposes, all of the historic properties and historical resources described above are assigned Map Reference numbers in the APE of this report. Please refer to the 2003 HRER for the eligibility findings, nomination forms, and Department of Parks and Recreation (DPR) 523 forms documenting these resources.

The general project location is shown in Figure 1 and the general project alignment is shown in Figure 2. The APE for historic built environment (architectural) resources is shown in Figure 3-A through Figure 3-I, which also includes Map Reference numbers keyed to the historic resources surveyed by this report. Figure 4 depicts the current Architectural APE in relation to the previous APE (January 2003 study). All of the figures are located in **Appendix A**. Evaluations of historic resources within the APE are presented on DPR 523 forms attached as **Appendix B**, and each form includes the Map Reference number shown graphically in Figure 3. The survey population resources are described in Chapter 4, and their evaluation conclusions and historic status are summarized in Chapter 5. Historic architectural resources within the APE that were

⁴ Office of Historic Preservation, Historic Resources Inventory Directory for Santa Clara County, updated April 2012; Ward Hill and Glory Anne Laffey, DPR 523 Form for 48-52 S. 6th Street, September 1998, in: Ward Hill and Glory Anne Laffey, Archives and Architecture, "Historical Background and Building Evaluation for the Civic Plaza Project EIR," September 1998; Ward Hill and Glory Anne Laffey, DPR 523 Form for 58 S. 6th Street, September 1998, in: Ward Hill and Glory Anne Laffey, Archives and Architecture, "Historical Background and Building Evaluation for the Civic Plaza Project EIR," September 1998.

evaluated by the original report in January 2003 and received SHPO concurrence are listed in the letters attached as **Appendix C**.

In summary, the Phase II Project Architectural APE includes a total of 29 historic properties that are listed, have been determined eligible for listing, or are recommended as eligible for listing in the NRHP and CRHR (as shown in **Tables 1** through **3** in **Section 5.2**). Should SHPO concur with the evaluation in this report, the Finding of Effects document would evaluate Project impacts to the following 29 properties:

- 12 properties listed in the NRHP and CRHR, whose eligibility was confirmed by SHPO in their 2003 letters (**Table 1**);
- 14 properties previously determined eligible for the NRHP and CRHR, whose eligibility was confirmed by SHPO in their 2003 letters (**Table 2**);
- 1 property that was previously determined eligible for the NRHP and CRHR by consensus through the Section 106 process (NR Code 2S2) and has been updated as part of this Supplemental Report (Map Reference # E-35; **Table 2**), and for which SHPO concurrence is requested; and,
- 2 properties that have been recommended eligible for the NRHP and CRHR as part of this Supplemental Report, for which SHPO concurrence is requested (**Table 3**).

In addition, this Supplemental Report evaluates two properties that are historical resources for the purposes of CEQA because they are listed in the San Jose Historic Resources Inventory through previous surveys, but they do not meet the criteria for listing in the NRHP or CRHR (**Table 4**). This Supplemental Report also includes, as noted above, two properties eligible for the CRHR but determined ineligible for the NRHP (**Table 5**), and one property determined not eligible for either the NRHP or CRHR but is a locally listed landmark (**Table 6**). SHPO concurred with these determinations in 2003. Therefore, these five historical resources will not be included in the Finding of Effects document for this project.

Finally, this Supplemental Report evaluated 95 properties that do not meet the criteria for listing in the NRHP or CRHR and are not considered historical resources for the purposes of CEQA, pending SHPO concurrence (**Table 7**).

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1.1 PROJECT OVERVIEW

The NEPA Build Alternative would consist of an approximately six-mile extension of the BART system from the terminus of VTA's BART Silicon Valley—Phase I Berryessa Extension Project (Phase I Project) in the Cities of San Jose and Santa Clara in Santa Clara County, California. The general project vicinity and alignment is shown in Figures 1 and 2 (**Appendix A**). The Phase I Project is currently under construction and scheduled to be operational in late 2017. The Phase II extension would descend into approximately five-mile-long subway tunnels, continue through downtown San Jose, and terminate at grade near the Santa Clara Caltrain Station, as shown in Figure 2 (**Appendix A**). Four passenger stations are proposed, and service would start in 2025, assuming funding is available.

1.1.1 ALIGNMENT AND STATION FEATURES BY CITY

1.1.1.1 CITY OF SAN JOSE

Connection to Phase I Berryessa Extension

The BART extension would begin where the Phase I tail tracks end. The at-grade Phase I tail tracks would be partially removed to allow for construction of the bored tunnels, East Tunnel Portal, and supporting facilities.

The alignment would transition from a retained-fill configuration east of U.S. 101 and south of Mabury Road near the end of the Phase I alignment into a retained-cut configuration and enter the East Tunnel Portal just north of Las Plumas Avenue.

South of the portal, the alignment would pass beneath North Marburg Way, then approximately 25 feet below the creek bed of Lower Silver Creek for the Twin-Bore Option, or approximately 30 feet for the Single-Bore Option, just to the east of U.S. 101, then curve under U.S. 101 south of the McKee Road overpass, and enter Alum Rock/28th Street Station.

Alum Rock/28th Street Station

Alum Rock/28th Street Station would be located between U.S. 101 and North 28th Street and between McKee Road and Santa Clara Street. The station would be underground with street-level entrance portals with elevators, escalators, and stairs covered by canopy structures. In general, each station would have a minimum of two entrances. A

parking structure of up to seven levels would accommodate BART park-and-ride demand with 1,200 parking spaces. The station would include systems facilities both above and below ground.

From Alum Rock/28th Street Station, the alignment would curve under North 28th Street, North 27th Street, and North 26th Street before aligning under Santa Clara Street. The alignment would continue under the Santa Clara Street right-of-way (ROW) until the alignment approaches Coyote Creek.

Tunnel Alignment near Coyote Creek

For the Twin-Bore Option, the alignment would transition north of Santa Clara Street beginning just west of 22nd Street and pass approximately 20 feet beneath the creek bed of Coyote Creek to the north of Santa Clara Street and avoid the Coyote Creek/Santa Clara Street bridge foundations. The alignment would transition back into the Santa Clara Street ROW near 13th Street, west of Coyote Creek. However, for the Single-Bore Option, the alignment would continue directly under Santa Clara Street and pass approximately 55 feet beneath the creek bed of Coyote Creek and approximately 20 feet below the existing bridge foundations.

13th Street Ventilation Structure

A systems facility site would be located at the northwest corner of Santa Clara and 13th Streets. This site would include a tunnel ventilation structure, which would be an aboveground structure with an associated ventilation shaft.

Downtown San Jose Station

There are two station location options for the Downtown San Jose Station: the Downtown San Jose Station East Option and the Downtown San Jose Station West Option, as described in detail below. The alignment for this area would be the same irrespective of the station option.

The station would consist of boarding platform levels and systems facilities aboveground and within the tunnel beneath Santa Clara Street, as well as entrances at street level. In general, each station would have a minimum of two entrances. Elevators, escalators, and stairs that provide pedestrian access to the mezzanine would be at station portal entrances. Escalators and stairs would be covered by canopy structures. The station would not have dedicated park-and-ride facilities.

Downtown San Jose Station East Option

The alignment would continue beneath Santa Clara Street to the Downtown San Jose Station East Option. Under the Twin-Bore Option, crossover tracks would be located east of the Downtown San Jose Station between 7th and 5th Streets (within the cut-and-

cover box). Under the Single-Bore Option, the crossover tracks would be located east of the station between 9th and 5th Streets.

Downtown San Jose Station West Option

The alignment would continue beneath Santa Clara Street to the Downtown San Jose Station West Option. Crossover tracks for the Twin-Bore Option would be located east of the Downtown San Jose Station between 2nd and 4th Streets (within the cut-and-cover box). Under the Single-Bore Option, the crossover tracks would be located east of the station between 7th and 2nd Streets.

Tunnel Alignment into Diridon Station

There are two station location options at Diridon Station: the Diridon Station South Option and the Diridon Station North Option, as described in detail below. The alignment into Diridon Station varies between the North and South Options and between the Twin-Bore and Single-Bore Tunnel Options, as described below.

Tunnel Alignment into Diridon Station South Option

The alignment would continue beneath Santa Clara Street from the Downtown San Jose Station and shift south beginning just west of South Almaden Boulevard to pass between the State Route (SR) 87 bridge foundations. For the Twin-Bore Option, the alignment would pass 40 feet below the riverbed of the Guadalupe River and a retaining wall west of the river, and over 20 feet below the creek bed of Los Gatos Creek. For the Single-Bore Option, the alignment would pass 50 feet below the riverbed of the Guadalupe River, the retaining wall, and the creek bed of Los Gatos Creek. After passing under Los Gatos Creek, the alignment for both options would enter the Diridon Station between Los Gatos Creek and Autumn Street.

Tunnel Alignment east of Diridon Station North Option

Under the Twin-Bore Option, the alignment would continue beneath Santa Clara Street from the Downtown San Jose Station and shift south beginning just west of South Almaden Boulevard to pass between the SR 87 bridge foundations. The alignment would then pass 45 feet below the riverbed of the Guadalupe River and a retaining wall, then veer back north to a location just south of and adjacent to Santa Clara Street. The alignment passes 25 feet below the creek bed of Los Gatos Creek. After passing under Los Gatos Creek, the alignment would enter Diridon Station under Autumn Street and directly south of Santa Clara Street. The Diridon Station North Option is closer to Santa Clara Street in comparison to the South Option.

Under the Single-Bore Option, the alignment would continue beneath Santa Clara Street, continue 50 feet below the riverbed of the Guadalupe River and 50 feet below the creek bed of Los Gatos Creek. After passing under Los Gatos Creek, the alignment

would shift north and enter Diridon Station between Autumn and Montgomery Streets, directly south of Santa Clara Street. The Diridon Station North Option is closer to Santa Clara Street in comparison to the South Option.

Diridon Station

There are two station location options for the Diridon Station: the Diridon Station South Option and the Diridon Station North Option. The alignment varies by station location. Diridon Station would be generally located between Los Gatos Creek to the east, the San Jose Diridon Caltrain Station to the west, Santa Clara Street to the north, and West San Fernando Street to the south. The South Option would be located midway between Santa Clara Street and Stover Street. The North Option would be located adjacent to, and just south of, Santa Clara Street.

The station would consist of a boarding platform level, a mezzanine level, and entrances at street-level portals. The station would have a minimum of two entrances. Entrances would have elevators, escalators, and stairs covered by canopy structures. Systems facilities would be located aboveground and underground at each end of the station.

An existing VTA bus transit center would be reconfigured for better access and circulation to accommodate projected bus and shuttle transfers to and from the BART station. Kiss-and-ride facilities would be located along Cahill Street. No park-and-ride parking would be provided at this station.

Tunnel Alignment west of Diridon Station North Option

For the South Option, west of the station, the alignment for both the Twin-Bore and Single-Bore Options would continue beneath the Diridon Caltrain Station train tracks and White Street. The alignment would then turn towards the north, crossing under The Alameda at Cleaves Avenue and under West Julian Street at Morrison Avenue before aligning under Stockton Avenue.

Under the Diridon Station North Option and Twin-Bore Option, west of the station, the alignment would continue beneath the Diridon Caltrain Station train tracks and White Street. The alignment would then turn towards the north, crossing under The Alameda at Wilson Avenue and under West Julian Street at Cleaves Street before aligning under Stockton Avenue.

Under the Diridon Station North Option and Single-Bore Option, west of the station, the alignment would continue under White and Bush Streets south of The Alameda. The alignment would then turn towards the north, crossing under The Alameda at Sunol Street and under West Julian Street at Morrison Avenue before aligning under Stockton Avenue.

Tunnel Alignment along Stockton Avenue

Around Pershing Avenue, all of the options—the Twin-Bore and Single-Bore Options and the Diridon Station South and North Options—converge back onto the same alignment under Stockton Avenue.

Stockton Avenue Ventilation Structure

On the east side of Stockton Avenue between Schiele Avenue and West Taylor Street, there are three alternate locations for a systems facility site that would house a tunnel ventilation structure, which would be an aboveground structure with an associated ventilation shaft.

Tunnel Alignment near I-880

The alignment would continue north and cross under the Caltrain tracks and Hedding Street. The alignment would continue on the east side of the Caltrain tracks and cross under Interstate (I-) 880 before ascending and exiting the West Tunnel Portal near Newhall Street.

1.1.1.2 CITY OF SANTA CLARA

The BART Extension Alternative in Santa Clara would consist of the Newhall Maintenance Facility, system facilities, storage tracks for approximately 200 BART revenue vehicles (passenger cars), the Santa Clara Station, and tail track. The San Jose/Santa Clara boundary is located approximately midway through the Newhall Maintenance Facility.

Newhall Maintenance Facility

The Newhall Maintenance Facility would begin north of the West Tunnel Portal at Newhall Street in San Jose and extend to Brokaw Road near the Santa Clara Station in Santa Clara. A single tail track would extend north from the Santa Clara Station and cross under the De La Cruz Boulevard overpass and terminate on the north side of the overpass. The maintenance facility would serve two purposes: (1) general maintenance, running repairs, and storage of up to 200 BART revenue vehicles and (2) general maintenance of non-revenue vehicles. The facility would also include maintenance and engineering offices and a yard control tower. Several buildings and numerous transfer and storage tracks would be constructed.

Santa Clara Station

The closest streets to the Santa Clara Station would be El Camino Real to the southwest, De La Cruz Boulevard to the northwest, and Coleman Avenue to the northeast near the intersection of Brokaw Road. The station would be at grade,

centered at the west end of Brokaw Road, and would contain an at-grade boarding platform with a mezzanine one level below. Access to the mezzanine would be provided via elevators, escalators, and stairs covered by canopy structures. An approximately 240-foot-long pedestrian tunnel would connect from the mezzanine level of the BART station to the Santa Clara Caltrain plaza, and an approximately 175-foot-long pedestrian tunnel would connect from the mezzanine level to a new BART plaza near Brokaw Road. Kiss-and-ride, bus, and shuttle loading areas would be provided on Brokaw Road.

A parking structure of up to five levels would be located north of Brokaw Road and east of the Caltrain tracks within the station area and would accommodate 500 BART park-and-ride parking spaces in addition to public facilities on the site.

An approximately 150-foot-high radio tower and an associated equipment shelter would be located within the systems site.

Chapter 2

Research and Field Methods

The Phase II Project Area of Potential Effects (APE) for historical built environment resources (Architectural APE) was developed by JRP Historical Consulting, LLC (JRP) in consultation with VTA and FTA. The Architectural APE includes the design refinements and options under consideration as part of the Phase II Project. The general project vicinity and alignment is shown in Figures 1 and 2, and the Architectural APE is shown in Figure 3-A through Figure 3-I (**Appendix A**). The Architectural APE mapping includes Map Reference numbers keyed to the historic resources surveyed by this report.

The Phase II Project Architectural APE consists of a corridor that extends from Mabury Road in eastern San Jose, through downtown San Jose, to a point near the existing Caltrain Station in the City of Santa Clara. The Phase II Project is the southern portion of VTA's BART Silicon Valley Program, which extends BART about 16 miles from the City of Fremont in southwestern Alameda County through the cities of Milpitas, San Jose, and Santa Clara in Santa Clara County. The report is based on research and fieldwork conducted by JRP between November and December 2013, in March 2014, in January and September 2015, and in February, April, and July 2016, and is a supplement to the original Historical Resources Evaluation Report (HRER) that JRP produced in January 2003 for the original 16-mile-long project.⁵ It should be noted that the present Architectural APE extends a total of six miles at the southern end of the Silicon Valley Program, and only partially overlaps the 16-mile-long area surveyed by JRP in 2003. The 2003 survey covered most of the Architectural APE for this Supplemental Report; however, the present study takes into account project refinements and new options being studied for the Phase II Project, and therefore addresses a total of 100 resources not previously evaluated in the 2003 survey, as discussed further below.

The Architectural APE was drawn in a manner consistent with general cultural resource practices. Shown in Figure 3-A through Figure 3-I as a solid red line, the Architectural APE includes the Area of Direct Impact, plus a buffer zone immediately adjacent to surface construction, as well as the legal parcels immediately above the work for tunneled portions of the project. Standard cultural resource survey practices include evaluation of all buildings and structures located on a given legal parcel as a single historic resource. Therefore, where the proposed project bisected a parcel, the boundary was drawn to include the whole parcel. The Phase II Project Architectural

⁵ JRP Historical Consulting, Draft Technical Memorandum Historical Resources Evaluation Report for SVRTC EIS/EIR Alternatives, prepared for Santa Clara Valley Transportation Authority (January 2003). The California State Historic Preservation Officer concurred with the Architectural APE for this project and concurred with JRP's evaluation findings for architectural resources in two letters in June and July 2003. These letters are attached in Appendix C.

APE accounts for refinements to the project design including: additional station design options, revised construction staging areas, parking lots, ventilation shafts, and other design features.

This Supplemental Historic Built Environment Survey Report (Supplemental Report) addresses 100 historic-period properties consisting of buildings and structures that did not require survey in the original 2003 report. These 100 resources make up the “survey population” of this report, and these buildings and structures required formal inventory and evaluation, including application of the appropriate National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) evaluation criteria. The evaluations are presented on Department of Parks and Recreation (DPR) 523 forms attached as **Appendix B**. NRHP and CRHR guidelines generally apply to buildings, structures, or features that are more than 50 years of age unless they can be shown to be exceptionally important. However, the age limit of the survey for this project was extended to 40 years to account for the probability of a long lead-time between preparation of environmental documentation and completion of project construction. The project would be operational in 2025; therefore, resources built in 1975 or earlier require evaluation. The original inventory and evaluation report (January 2003) addressed resources built prior to 1963.

The survey population resources within the Architectural APE are identified on aerial base maps with a reference number that consists of the sheet letter and resource reference number. For example, resources located on Figure 3-A have been assigned Map Reference numbers “A-01, A-02,” etc., and resources located on Figure 3-D are “D-01, D-02,” etc. The Map Reference numbers were assigned beginning at the north end of the project, working south and westward through San Jose, towards Santa Clara. The summary of historic status of the survey population and conclusion of this evaluation are presented in Chapter 5. It is important to note that properties identified as listed in or determined eligible for the NRHP as part of the January 2003 study have been assigned Map Reference numbers for the current study; however, DPR 523 forms were not prepared for this report (please refer to the 2003 study for those documents).

JRP conducted background research to determine which resources would be part of the survey population for this Supplemental Report and used the same research and recordation methodology as the original inventory and evaluation (January 2003). JRP conducted research in property records through First American Real Estate Solutions (FARES) and CoreLogic commercial databases, and also reviewed current and historic topographic and property maps, Santa Clara County property records, building permits for the City of San Jose, historic aerial photographs, Sanborn Fire Insurance Company maps, and other documents, including previous surveys of historic properties. This research effort determined which resources within the Architectural APE were built in or before 1975 and needed to be formally evaluated on DPR 523 forms.

The buildings, structures, objects, and features built in 1976 or after were not subject to intensive survey. None of these post-1975 resources appeared to be eligible for inclusion in the NRHP or the CRHR as exceptionally important. In keeping with general historic architectural resource management practices, some features of the built environment were not subject to intensive-level survey. These property types included many common components of infrastructure that do not meet the criteria for listing in the NRHP, the CRHR, or any local ordinance, such as culverts, ditches, pipelines, billboards, power lines, transmission towers, and ubiquitous street features and street furniture. Legal parcels within the Phase II Project Architectural APE that were vacant at the time of the intensive field surveys also required no further study. The survey population resources subject to intensive survey were inspected in the field, photographed, and described in detail on DPR 523 forms. JRP conducted inventory and recordation for this Supplemental Report in November and December 2013, March 2014, January and September 2015, and February, April, and July 2016. The DPR 523 forms for the supplemental survey population are attached in **Appendix B**.

The themes presented in the historic context in Chapter 3 reflect the property types found within the Architectural APE and include industrial, commercial, and residential development during the late nineteenth and twentieth centuries. Seven resources within the survey population contain buildings or structures that date to the nineteenth century: 1047 E. Santa Clara Street, San Jose (Map Reference # C-18); 25-55 N. 1st Street (Map Reference # E-31); 155 W. Santa Clara Street (Map Reference # E-35); 49 Wilson Avenue, San Jose (Map Reference # F-08); 51 Wilson Avenue (Map Referent # F-16); 34 Sunol Street (Map Reference # F-17); and 850 Cinnabar Street (Map Reference # F-32). A general treatment of the late eighteenth and nineteenth century history of the area is provided to set the stage for these resources, followed by the context for the more extensive twentieth century development of Santa Clara County and the City of San Jose.

JRP undertook property-specific research for individual resources in archival and published records. JRP staff conducted this research both in conjunction with the fieldwork and after the field surveys were completed. To the extent possible, JRP utilized historic information collected for the original project and augmented this data with additional research at the California State Library, Sacramento; Shields Library, University of California, Davis; Santa Clara County Assessor's Office; California Room, San Jose Public Library; the archives of "History San Jose" at Kelly Park; and the San Jose City Planning Department, Building Division. For a complete listing of materials consulted, please refer to the references listed in Chapter 7.

As part of the identification of historic resources within the Architectural APE, JRP reviewed the NRHP, CRHR, California Historical Landmarks, and California Points of Historic Interest lists to assess the locations of known historic properties. At the outset of this project, ICF International obtained records search materials from the California

Historical Resources Information System Northwest Information Center housed at Sonoma State University (December 4, 2013; NWIC File No. 13-0809), and subsequently obtained updated records search materials (October 16, 2015; NWIC File No. 15-0564). JRP reviewed these records search materials, as well as existing information from previous historic resource inventory and evaluation surveys and reports, several of which were on file at the San Jose Public Library. These records search efforts identified seven properties within the Architectural APE that had been previously evaluated as part of other cultural resources inventories conducted in the 2000s, and that required preparation of updated forms as part of this Supplemental Report.⁶ For these seven properties – assigned Map Reference #C-16, #C-17, #C-18, #D-04, #D-05, #G-07, and #G-09 – JRP reviewed the previous site records, field checked the properties to determine if the previous inventories and evaluations were complete, and prepared DPR 523 forms with updated descriptions and evaluation statements (see **Appendix B**).

⁶ Map Reference #C-16, #C-17, and #C-18 originally surveyed as part of: Basin Research Associates, “Historic Property Survey Report for the VTA Santa Clara / Alum Rock Light Rail Project,” June 2002; Map Reference #D-04 and #D-05 originally surveyed as part of: Ward Hill and Glory Anne Laffey, Archives and Architecture, “Historical Background and Building Evaluation for the Civic Plaza Project EIR,” September 1998; Map Reference #G-07 originally surveyed as part of: Archaeological Resource Management, “Historical Evaluation of the Thermotite Construction Building at 580 Stockton in the City of San Jose,” March 2000; Map Reference #G-09 originally surveyed as part of: JRP Historical Consulting Services, JRP Historical Consulting Services, “Inventory and Evaluation of Historic Resources, Caltrain Electrification Program, San Francisco to Gilroy (MP 0.0 to 77.4),” July 2002.

3.1 INTRODUCTION

This historical overview presents the context for the evaluation of built environment resources identified in field surveys and research for this Supplemental Report. All of the built environment resources in the Architectural APE are located in Santa Clara County in the incorporated City of San Jose and consist of industrial, commercial, and residential properties. Six historic-period resources in the Architectural APE date to the nineteenth century. The remaining 94 resources were constructed between 1900 and 1975. The following overview provides general historic background regarding the settlement and growth of the Santa Clara County during the late nineteenth and twentieth centuries addressing themes of industrial, commercial, and residential development. Please refer to the original report (January 2003) for a more detailed discussion of broader time periods, geographical areas, and other resource types.

3.2 SANTA CLARA COUNTY: 1849-1975

The Santa Clara Valley was one of the foremost agricultural regions in the state for over a century beginning in the mid-1800s and continuing into the post–World War II era. Through the 1870s, the fertile valley was a wheat and grain center, as well as home to a burgeoning wine industry. Vineyards and wineries continue to be a part of the valley’s agricultural heritage, but by the turn of the century wheat and barley had been almost totally abandoned in favor of orchard crops, particularly apricots, plums, and cherries. After World War II, rapid urbanization and the advent of high technology industries forever changed the agricultural character of much of South Bay area. Despite this growth, Santa Clara County remained a top producer of certain crops as late as 1960. At that time, county farms still produced more apricots and prunes than anywhere in the state, around a third of the state’s total, and the county ranked second in cherry and pear crops.⁷ Today, there are no orchards in the study area and it is now dominated by modern residential, commercial, and industrial complexes transected by urban streets, freight and commuter rail, and modern freeway corridors.⁸

⁷ Philip Parsons and C. McCorkle, “A Statistical Picture of California’s Agriculture,” *California Agricultural Experiment Station Extension Service Circular 459* (University of California, 1963), 59-61; Glenna Matthews, “The Los Angeles of the North,” *Journal of Urban History* 25, no. 4 (May 1999), 459-461.

⁸ Stephen M. Payne, *Santa Clara County: Harvest of Change* (Northridge, CA: Windsor), 69-96.

3.2.1 SAN JOSE: 1848-1899

The earliest exploration of the Santa Clara Valley by Euro-Americans began in 1769, and settlement began in earnest in 1777 when the Catholic Church established Mission Santa Clara and the Spanish government founded Pueblo San Jose. During the Spanish and subsequent Mexican periods, both the Pueblo and Mission experienced substantial flooding from the Guadalupe River and relocated several times.⁹ During the 1840s and 1850s, settlers from the eastern United States began to superimpose an American character on the Hispanic town of San Jose. In response to this pressure, the city commissioned a survey by William Campbell, who assigned block ranges and lot numbers to the city to quickly establish a gridiron pattern on the lands adjacent to the pueblo. A subsequent and more detailed survey by Chester Lyman in 1848 continued the rectangular layout and established the familiar grid of San Jose that exists today. After the completion of these two surveys, the city boundaries extended east of the Plaza (western border) to 11th Street, north to Julian Street, and south to Reed Street. San Jose's main core, about three miles wide, remained approximately this size well into the twentieth century.¹⁰ The original survey of San Jose laid out the city as far as 11th Street and the Coyote River provided a natural boundary east of what is now 19th Street. On the opposite bank of the creek, the East San Jose Homestead Association was surveyed in 1869 and created the framework for the eventual development of East San Jose in the early twentieth century.¹¹

The next phase of development in San Jose began as the city became a mercantile and financial center for the Santa Clara Valley and the southern San Francisco Bay Area. Commercial growth was relatively steady from the 1870s through the early twentieth century, and this economic prosperity fed more expansion. Several outlying areas on the eastern and western sides of San Jose's corporate limits were subdivided for residential development during this period, although the west side area did not experience substantial development until the early twentieth century and was characterized by semi-urban farmsteads into the 1920s. Located west of Guadalupe River, the earliest subdivision in this area was University Grounds Subdivision, surveyed in 1866 by J. J. Bowen, Santa Clara County Surveyor. Subdivisions such as Morrison Estates and Barstow Subdivision were other residential tracts developed in this area.¹²

Morrison Estates included parcels facing both sides of Morrison Avenue, located north of The Alameda between Cinnabar Street and Stockton Avenue, while Barstow Subdivision was located south of The Alameda and west of Bush Street. These subdivisions grew slowly and remained largely undeveloped until the turn of the century,

⁹ The Architectural APE for this report does not include resources from the Spanish or Mexican settlement periods.

¹⁰ Clyde Arbuckle, *Clyde Arbuckle's History of San Jose* (San Jose, CA: Smith & McKay, 1985), 55-59.

¹¹ A.T. Herrmann, *Map of the Property of the East San Jose Homestead Association*, Santa Clara Surveyor's Office, 1869.

¹² Santa Clara County Assessor's Records, Map Book A, page 12; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950, 1962).

when moderately sized middle-class houses were constructed on parcels along Morrison Avenue and The Alameda. The dwellings were constructed in close vicinity to commercial and industrial properties that were developing along both Stockton Avenue and The Alameda. These new businesses provided employment to inhabitants of these working class subdivisions, which began to fill in the parcels west of the Cahill railroad station and the Newhall railroad yards and the side streets bordering The Alameda and Stockton Avenue. The San Jose and Santa Clara (SJ&SC) Railroad trolleys along The Alameda provided access to downtown and also encouraged residential development in this area. Working class neighborhoods were characterized by relatively small-scale dwellings, such as the houses at 49 Wilson Avenue (Map Reference # F-08) built in about 1890 and 34 Sunol Street (Map Reference # F-17) built in about 1887, were all developed during this period south of The Alameda.¹³ The circa 1901 “bird’s-eye view” image reproduced below in **Plate 1** provides a representation of the western city of San Jose during this period.



Plate 1. Detail from bird’s-eye view facing southwest, with the intersection of The Alameda and Stockton just left of center frame, and the Guadalupe River across the bottom. (Lithographers Britton & Rey, San Francisco, Copyright by N. J. Stone, c. 1901.)

¹³ Sanborn Map Company, *Fire Insurance Map of San Jose*, vol. II (Pelham, NY & San Francisco: author, 1884, 1891), 136 and 42.

3.2.2 SAN JOSE: 1900-1945

Residential development spread outside of San Jose's original city center during the first decade of the twentieth century, especially to the east beyond the earliest neighborhood subdivisions that were close enough that working- and middle-class city dwellers could walk to local businesses, industries, and community buildings. The community of East San Jose experienced a period of growth during this time and even a short-lived existence as a separately incorporated town between 1906 and 1911. The incorporation movement grew out of the neighborhood's response to the establishment of five saloons in the area and its main purpose was to regulate liquor sales and the nuisances caused by these businesses. Once formed, the East San Jose Board of Trustees passed a bond issue to build a sewer system and make street improvements. They also constructed a library, passed ordinances to prevent billboards and protect private property, and required permits to drive large herds of stock through the streets.¹⁴

East San Jose boasted 1,400 residents by the time it incorporated in 1906. In the five short years that East San Jose was a separate city, the town developed a thriving, although small, commercial area along Alum Rock Avenue, now E. Santa Clara Street. Residential development of East San Jose was generally sparse through the 1910s, but a concentration of homes was located in the original subdivision and along East San Fernando Street. By this time, the small community was served by both SJ&SC Railroad and Alum Rock Railway, which had been integrated and electrified by San Franciscan Hugh Center. The next owner of the line, developer Lewis Hanchett, sold the line to Southern Pacific Railroad (SPRR) in 1907 as SPRR attempted to gain control of electric transit service between San Francisco and San Jose, and changed the system's name to the San Jose Railroad.¹⁵

By 1911, many East San Jose Residents believed that they would be better served if the town was part of the City of San Jose. In that year's election, they voted to annex the town to the larger city. Shortly after annexation, East San Jose's north-south roadways were renamed with numbers that continued the numbering of San Jose streets, and several of the east-west roads were given new names as well. The area located between Coyote Creek and modern-day U.S. 101 became generally referred to as the "Olinder" District. Following annexation, businesses opened along E. Santa Clara Street, such as the San Jose Lumber Company (later operated under the name of the Mayfair Lumber Company and most recently, Empire Lumber), and W. H. Ferguson Real Estate, and houses were built on some of the empty residential lots on the side streets during the 1910s and 1920s. Following World War I, two major construction projects were completed that affected east San Jose: the arrival of the Western Pacific Railroad (WPRR) branch line, and the completion of the Five Wounds Church in 1919. The local Portuguese immigrant population developed the idea for the church originated

¹⁴ Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 1980 September 13.

¹⁵ Arbuckle, *History of San Jose*, 120-121.

in 1914. During the early twentieth century, East San Jose had become home to increasing numbers of Portuguese and members other immigrant groups, who came to the Santa Clara Valley to work in the agricultural industry. In addition to the Portuguese, Latinos also formed a large portion of residents in East San Jose.¹⁶ The impact of immigrant groups on the area can be seen in the built environment with the development of Five Wounds Church, the Mexico Theater, and many other local businesses.

The area north of E. Santa Clara Street and west of N. 24th Street gradually developed into a residential neighborhood. By the 1920s, eastern San Jose possessed several growing middle and working class subdivisions as the extension of the street car system extended east of Coyote Creek. The Garden City Tract subdivision, which was originally subdivided in 1887 by the Easton Eldridge Company but remained sparse with few dwellings until the twentieth century, grew during this period. The residences at 25 N. 26th Street (Map Reference # C-10; **Plate 2**) and the 50 N. 26th Street (Map Reference # C-08) are typical of the modest Bungalows that populated the Garden City Tract at the time. The eastern three blocks of the subdivision were heavily altered and affected by the arrival of the WPRR, which ran through the eastern edge of the subdivision when it was constructed between 1917 and 1920. Because the rail line encouraged industrial growth, the neighborhood became more mixed in use with area along major road corridors and the WPRR tracks filled with commercial and industrial development. The increased industrial and commercial growth helped spur residential infill, and by 1935 the subdivision was largely filled with a mixture of residences and light industrial and commercial buildings.¹⁷

¹⁶ Arbuckle, *History of San Jose*, 59-60 and 119-121; United States Geological Services, *San Jose Quadrangle Map*, 1899; and Sanborn Map Company, *San Jose, California* (New York: Sanborn Fire Insurance Maps, 1891 and 1915).

¹⁷ Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, Vol. 17, no.11, issue 179, September 1954, 4-7; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 111-113; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, www.wplives.com/wp/Operations/operations.html (accessed August 2002); Sanborn Map Company, *San Jose, California* (New York: Sanborn Fire Insurance Maps 1915); Sanborn Map Company, *San Jose* (New York: Sanborn Map Company, 1935) Sheet 1.



Plate 2. Residence at 25 N. 26th Street (Map Reference # C-10), November 19, 2013. (Photograph by JRP)

On the western side of San Jose, numerous tracts and subdivisions located along The Alameda that developed during the late nineteenth and early twentieth centuries were incorporated into the city limits at various times between the 1910s and the 1950s. These neighborhoods included the Lenzen subdivision annexed in 1916; the Stockton district annexed in 1924; and the White Street district annexed in 1925; and, later, the College Park, Sunol, and Burbank districts. The Rhodes Homestead subdivision was the last of several large properties subdivided in the area north of The Alameda and adjacent to Stockton Avenue. The Rancho Los Coches subdivision straddled the city limits for several years with portions of the block bounded by S. Autumn Street, The Alameda and S. Montgomery Street excluded from the city. All of these areas, and others like the Barstow Subdivision and Cleaves Tract, south of The Alameda, were developed many decades before they were annexed. Small working-class Craftsman-era bungalows, such as the residence at 30 Sunol Avenue (Map Reference # F-09; **Plate 3**), were constructed on side streets and after annexation, residential and commercial construction filled in many of the vacant lots in long established subdivisions.¹⁸ Although many of the parcels along these streets have remained residential, dwellings on others have been altered or demolished in recent decades.¹⁹

¹⁸ Sanborn Map Company, *Fire Insurance Map of San Jose*, vol. II (Pelham, NY & San Francisco: author, 1884, 1891), 136 and 42; R.L. Polk & Company, *Polk's San Jose (California) City Directory including Santa Clara County* (San Francisco, CA: R.L. Polk & Co., 1920 to 1975); Payne, *Harvest of Change*, 178-181; and Arbuckle, *History of San Jose*, 33, 84, 137, 457. To the north and west of the Rhodes Homestead was the "Morrison Estates Subdivision" recorded in 1876 (Santa Clara County Recorder, Book of Maps A, 12).

¹⁹ Sanborn Map Company, *Fire Insurance Map of San Jose*, vol. II (1915 updated through 1962), 136 and 42; "San Jose-'Hub of the Golden Horseshoe' Looks Forward to Golden Days to Come" *Argonaut* 134, no. 4045 (May 20, 1955), 10.



Plate 3. Residence at 30 Sunol Street (Map Reference # F-09), March 26, 2014. (Photograph by JRP)

These western residential subdivisions also always shared the outskirts of San Jose with the SPRR Coast Line corridor, which was established between San Francisco and San Jose in the 1860s. Like in East San Jose, this proximity to the rail line encouraged development of light industrial buildings and commercial properties near the residential areas, which now feature a mix of single-family and multi-family properties side by side with industrial and commercial businesses, specifically along Stockton Avenue. The Stockton Avenue area developed slowly through the late nineteenth century, even though SPRR developed a railroad yard adjacent to the road in the 1870s. As the fruit and canning industry grew throughout the Santa Clara Valley in the late nineteenth century, many related industries built factories along or near Stockton Avenue and the SPRR, utilizing the railroad tracks to ship their goods. In the late nineteenth and early twentieth centuries, the Greco Cannery and the Bean Spray Pump Company, the predecessor to Food Machinery Corporation (later renamed the FMC Corporation), were located within the Stockton Avenue area. A fruit and canning machinery company, the Anderson-Barngrover Company, also opened its factory on W. Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did businesses in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric

Company.²⁰ The former Smith Manufacturing Company factories, which fabricated canning and fruit packing machinery, reflect typical west side development from this period. The buildings are located at 106-120 Stockton Avenue (Map Reference # F-05; **Plate 4** and **Plate 5**) and 60-62 Stockton Avenue (Map Reference # F-04). In 1903 John S. Smith founded Smith Manufacturing. In 1917, the company moved to the 26,400-square-foot factory at 106-120 Stockton Avenue, remaining at the site until the mid-1950s.²¹



Plate 4. Former Smith Manufacturing at 106-120 Stockton Avenue (Map Reference # F-05). November 19, 2013. (Photograph by JRP)



Plate 5. Smith Manufacturing Company building, as it appeared when it opened in 1917 (Plant of Smith Manufacturing Company at San Jose Ready for Increased Business in 1917," *Western Canner and Packer*).

3.2.3 SAN JOSE: 1946-1975

San Jose's city center, like many other downtown areas in American cities, began to decline as suburban development increased in the post-World War II era. New development in suburban areas around the city attracted upper- and middle-class residents, and many of the successful downtown commercial businesses relocated to the suburbs. Businesses and residents that remained were by-and-large undesirable among city leaders, and, like downtown areas across the country, many of downtown San Jose's older commercial and residential buildings were considered "blighted." San Jose's downtown businesses and property owners fought this trend and organized to promote their businesses by lobbying for urban renewal through organizations such as Forward San Jose. Formed in 1957, Forward San Jose actively solicited developers and retail businesses to locate in the downtown area. The City promoted numerous projects to revitalize the downtown and bring in new businesses over the next decades as the urban renewal movement, often funded through local, state, and federal government agencies, swept cities throughout California and the nation, bringing with it the

²⁰ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *Fire Insurance Map of San Jose*, vol. II (Pelham, NY & San Francisco: author, 1884, 1891).

²¹ Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles, CA: Historic Record Company, 1922), 273, 1106; "Plant of Smith Manufacturing Company at San Jose Ready for Increased Business in 1917," *Western Canner and Packer*, Vol. 8, No.10 (February 1917): 60.

widespread demolition of older, blighted residential and commercial urban areas and displacement of lower-income residents and people of color who populated these areas. This demolition was intended to clear the way for new construction that promised to revitalize city centers. These types of changes were not unique to San Jose; virtually all American cities underwent a similar movement designed to invigorate their downtown centers.²² The San Jose City Council responded to the calls for urban renewal with a 1961 plan designed to benefit the area and to reverse previous downtown development practices. The new plan was based on steps laid out by the federal government which promised to subsidize most of the cost, although private interests and state and local governments also contributed to the planning and funding. By 1967, progress on the redevelopment project was clear, and additional plans were initiated for the expansion of the San Jose State College (later renamed San Jose State University) campus and the construction of a new library and theater, as well as parking garages, a new city hall, and improved freeways. The 14-story office tower at 2 N. 2nd Street (Map Reference #E-02) was built in the early 1970s as a late addition within the urban renewal movement. Built to house Pacific Telephone and Telegraph Company, the office tower was developed by Charles Pankow, Inc., an experienced developer of corporate buildings.²³

Despite the efforts of San Jose officials, residential, commercial, and industrial development thrived in areas outside the city center throughout the post-war period. Commercial development spread outward from the center of San Jose along major thoroughfares like E. Santa Clara Street, The Alameda, and Stevens Creek Boulevard, particularly during the booming economy in the post–World War II years. The growing population and urbanization created demand for stores and services and resulted in construction of retail properties like the Mayfair Department Store at 1001 E. Santa Clara Street, now known as the Chapparral Super (Map Reference # C-22). Services once limited to the financial center of downtown also became available in other parts of the city, such as office and medical-related buildings. Many were built to meet the growing demand for white-collar workers and the needs for doctors returning from the war. In 1949, the Santa Clara County Medical Society reported a new doctor was added to the area every five days and medical offices were constructed around the hospital as it grew to provide additional services.²⁴ Within the Architectural APE, office buildings at 173 N. Morrison Avenue (Map Reference # F-10) and 950 W. Julian Street (Map Reference # F-11) house health-related businesses.

²² Forward San Jose, Inc., The Downtown Association, "Progress 1958," (1958), from the clippings file, California Room, San Jose Public Library; Jewel Bellush and Murray Hausknect, "Urban Renewal: A Historical Overview," in *Urban Renewal: People, Politics and Planning* (New York, 1967); Scott Greer, *Urban Renewal and American Cities* (Indianapolis, 1965); Robert Goodman, *After the Planners* (New York, 1971).

²³ Forward San Jose, Inc., The Downtown Association, "Progress 1958"; "The Various Steps Ahead Necessary for Urban Renewal Plans," *San Jose Mercury News*, August 6, 1961, 1; and John Spalding "Dollars to Pour into 'New Downtown,'" *San Jose Mercury News*, June 30, 1967, 1.

²⁴ "New Building to Make Room for More MD's." *San Jose Mercury*, October 31, 1945; Hal Martin, "New Doctor Every Five Days, County's Medical Growth," *San Jose Mercury*, November 2, 1949; San Jose Planning Department, *The General Plan, 1975*, December 1975, 23-24; Arvin Tarleton Henderson, Jr., "Evolution of Commercial Nucleations in San Jose, California," MA Thesis, July 1970, 26-42.

The industrial districts of San Jose also expanded to meet wartime and post-wartime demands for industrial products. Companies in the area around the Newhall railroad yard (portions of which are now within the corporate boundaries of Santa Clara and San Jose) not only took advantage of infrastructure already in place, but also developed new facilities along freeway corridors.²⁵ The commercial building located at 475 Stockton Avenue constructed in 1963 (Map Reference # G-02) replaced two single-family dwellings that dated to the early years of residential subdivisions in this area. Another example of this replacement development is the liquor distribution warehouse built in 1947-48 at 250 Stockton Avenue (Map Reference # F-07), replacing earlier industrial and residential buildings. On the east side of the city, industrial development within the Architectural APE consisted primarily of infill and replacement construction. Within the Garden City Tract, a primarily residential neighborhood prior to World War II, light-industrial and commercial properties spread north from Santa Clara Street and west from the WPRR tracks constructed through the neighborhood by 1920. The automobile repair shop at 1298 E. St. John (Map Reference # C-01) was developed in 1960 on formerly residential property, while a two-story warehouse was added to the residential property at 88 & 90 N. 26th Street. In addition, industrial properties often built factories on former agricultural land, like when the Dorsa family built a new factory at 475 Eggo Way (Map Reference # B-02) to make their popular Eggo frozen waffles. By the time the Eggo Company moved to this factory, their waffles had already become well known throughout the state and were even sold nationally. In 1970, the company was purchased by Kellogg, which initiated a successful marketing campaign that included the “L’eggo my Eggo” slogan.²⁶

Bay Area growth spiked dramatically in the mid twentieth century, as it did for many American communities, and drastic changes resulted throughout Santa Clara County. Although many farms in the area were still productive, the area east and northeast of the U.S. 101 was developed during this expansion. Historically dominated by orchards, fields, and widely spaced rural farm complexes with only a handful of commercial or industrial properties, more and more commercial, warehouse, and light-industrial businesses were completed as the post-war economy expanded. San Jose’s corporate boundary also expanded, reaching ever farther eastward during the early 1960s, beyond U.S. 101 at the city’s northeast corner. Light-industrial development filled the area over the next few years, such as the Hertz Realty Incorporated plant, which was constructed in 1971 at 1460 Mabury Road (Map Reference # A-01), shown below in **Plate 6.**²⁷

²⁵ San Jose Planning Department, *The General Plan, 1975*, December 1975, 23-24, 33; San Jose Planning Department, “Industry in San Jose,” October 1967.

²⁶ Scott Thurm, “Frank Dorsa, 88, King of Frozen Waffles, Dies,” *San Jose Mercury News*, 1996 January 18, 1B, 4B.

²⁷ USGS quadrangle maps, San Jose East, 1953, 1961, 1968, 1973, and 1980; Aerial Photographs, Fairchild and USGS Photographs (Dr. Martin Luther King, Jr. Branch, San Jose Public Library, California Room) 1948, 1960, 1968, and 1980; and Oblique aerial photographs, U.S.101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971 (Caltrans Transportation Library Sacramento).



Plate 6. Industrial building at 1460 Mabury Road (Map Reference # A-01), November 19, 2013. (Photograph by JRP)

Between 1950 and the 1970s, San Jose's city government approved 1,400 annexations that expanded its corporate area from 17 square miles to nearly 140 square miles. Immigrants first drawn to wartime industries were followed by returning veterans and their families, and the San Jose annexations resulted in equally dramatic population growth – from around 95,000 at the end of World War II to almost 446,000 in 1970.²⁸

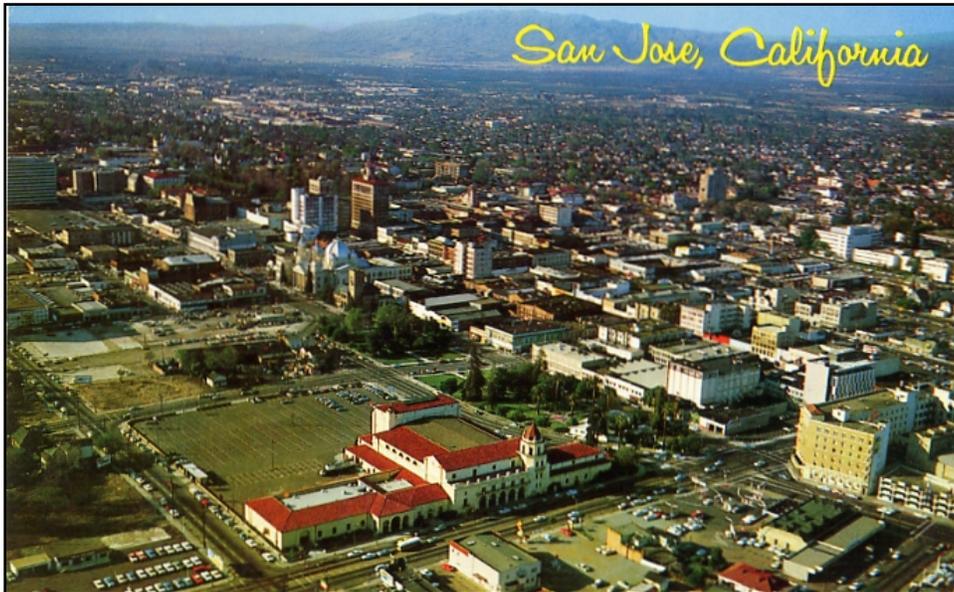


Plate 7. Reproduction of postcard of San Jose, California, ca. 1970 looking northeast.

²⁸ Parsons and McCorkle, "A Statistical Picture of California's Agriculture," 59-61; and Matthews, "The Los Angeles of the North," *Journal of Urban History* 25, no. 4 (May 1999): 459-461.

Chapter 4

Description of Cultural Resources

4.1 INTRODUCTION

This Supplemental Report addresses a total of 100 historic-period properties identified within the Architectural APE that were not surveyed and evaluated as part of the original HRER (January 2003). These 100 resources – the “survey population” for the present study – have been studied herein because they were not within the original Architectural APE (Figure 4) and have now been added to the original survey because of revisions to the Architectural APE following the addition or relocation of proposed station options, construction staging areas, parking lots, ventilation shafts, and other design features; or because they were less than 40 years old at the time of the original survey, but are now old enough to require survey (i.e., they were built in 1975 or earlier).²⁹ The evaluation of the 100 buildings and structures presented herein applies the appropriate NRHP and CRHR evaluation criteria. Vacant parcels and parcels containing only buildings or structures constructed after 1975 required no further study.

The 100 historic-era resources are characterized below and constitute the survey population for this study. Together, these resources reflect the themes of the historic context presented in Chapter 3 of this report. The remaining legal parcels within the Architectural APE consist of non-historic properties (built after 1975) and vacant parcels. Neither the non-historic properties nor the vacant parcels require further study. Furthermore, none of the non-historic properties appear to meet the criteria for listing in the NRHP because they do not meet the demanding threshold of “exceptional significance” established for recently built resources.

The survey population for this Supplemental Report is located within the corporate boundaries of the City of San Jose and the City of Santa Clara. The majority of these are commercial and industrial properties, but there are also many examples of single- and multiple-family residences. A few resources within the Architectural APE serve miscellaneous public functions, such as a social hall and health care facilities. To facilitate the following discussion, the survey population properties were grouped into these categories (commercial/industrial, residential, and public miscellaneous) according to their historic resource attributes as defined by the California State Office of Historic Preservation.³⁰

²⁹ NRHP and CRHR guidelines generally apply to buildings, structures, or features that are more than 50 years of age; however, the age limit of the survey for this project was extended to 40 years to include resources constructed in 1975 or before to account for lead-time between preparation of environmental documentation and actual project construction.

³⁰ Office of Historic Preservation, *Instructions for Preparing Documentation for Nominating Historical Resources to the California Register of Historical Resources* (August 1997, revised July 2001), Appendix 3: Resource Attribute Codes.

The Architectural APE also includes portions of one historic district and two multiple-resource properties (described below) that are listed in the NRHP. There are ten contributing elements of the one historic district that are located within the Architectural APE. However, there are no historic districts *potentially* eligible for the NRHP located within or near the Architectural APE.

The San Jose Downtown Commercial District was listed in the National Register as a Historic District in 1983 at the local level of significance. This district is located close to the proposed Downtown San Jose BART Station, both East and West Options, and encompasses over two city blocks within the City of San Jose, bound on the north by East Santa Clara Street, on the south by East San Fernando Street, on the east by South 4th Street, and on the west by South 1st Street (Figure 3-E in **Appendix A**). The district includes buildings of a wide range of architectural styles, dating from the 1870s through the 1920s, a period in which San Jose was emerging as a commercial center and modern urban hub. Ten of the contributing elements of the district are within the Architectural APE for the current study; however, these ten resources are not individually eligible for the NRHP (see **Table 1**, below, for Map Reference Numbers).

The Architectural APE also includes two multiple resource properties (Map Reference #F-13 and # I-01) that include one or more buildings or structures that are listed in the NRHP. The Southern Pacific Depot (Cahill Station) is a complex of related buildings and structures located near the proposed Diridon BART Station. The parcel encompasses an area bound by Santa Clara Street to the north, San Fernando Street to the south, Cahill Street to the east, and White Street to the west (Map Reference # F-13, Figure 3-F). The property has been assigned an NR Status Code of “1D”, signifying that it has been listed in the National Register and California Register (it was listed in 1993). It is also a City of San Jose Landmark. The depot is eligible under National Register Criterion C for its architectural value, at the state level of significance, with a period of significance of 1932-1935. The Italian Renaissance Revival building, with brick walls and terra cotta roof, was designed by John C. Christie and built by E.C. Morrison. Several appurtenant buildings and structures were listed as contributors to the station property at the time of its nomination, including an iron gate on the north side of the depot, a wall and fence system, the tracks, two butterfly passenger sheds, a water tank, and a wood-clad compressor house, as well as a car cleaners’ shack south of the depot and a herder’s shack near the Santa Clara/Alameda Underpass. The herder’s shed, water tank and compressor house have since been removed. The nomination also listed the Santa Clara/Alameda Underpass as a contributing structure to the station.

The Santa Clara Station property on Railroad Avenue (Map Reference # I-01; Figure 3-I) has been listed in the National Register and California Register as an individual property (NR Status Code “1S”). The boundary of the historic property includes an area east of Railroad Avenue between the southern leg of Railroad Avenue and just north of Benton Street. The station was listed in the National Register in 1985 under and

Criterion A for its association with the original development of rail transportation in California and the Bay Area, and under Criterion C, for its architectural merit. The nearby Santa Clara Control Tower (determined eligible for the NRHP in 2003) and the Maintenance of Way Speeder Shed and Maintenance of Way Section Tool House (recommended as eligible for the NRHP), identified on Figure 3-I as Map Reference # I-01, share a related function and setting to the Santa Clara Station as part of the early development of the Bay Area's railroad transportation system. For planning and project review purposes, the tower and sheds are taken into account here as contributing elements of the larger Santa Clara Station property.

4.2 COMMERCIAL AND INDUSTRIAL PROPERTIES (HISTORIC RESOURCE ATTRIBUTE CODES HP6, HP7 AND HP8)

The property types that comprise the largest proportion of the study are commercial and industrial buildings, together accounting for just less than sixty percent of the survey population. Of the 15 industrial properties, five date to the first half of the twentieth century and consist of one- and two-story manufacturing buildings and a boiler house. Several of these earlier examples of the property type are heavily modified through the addition of historically non-sympathetic materials such as replacement windows and wall cladding, the exceptions being the old Smith Manufacturing Company building, constructed in 1917 (Map Reference # F-05; **Plate 8**), and a modestly appointed Spanish Colonial Revival office building constructed in 1925 (Map Reference # G-07). The other 10 industrial properties were all built in the second half of the twentieth century and are also strictly utilitarian in style. Five of the properties include buildings of concrete construction, including the massive (more than 200,000 square foot) Eggo Food Products Plant (Map Reference # B-02). This food manufacturing complex consists of a tilt-up concrete building built in the early phases of the property's development during the 1960s, as well as concrete and metal frame additions built in subsequent years.



Plate 8. Smith Manufacturing Company Building at 106-120 Stockton Avenue (Map Reference # F-05). (Photograph by JRP)

The commercial properties represent the largest and most diverse property type category, consisting of 44 buildings ranging from one-story storefronts to a 14-story office high rise. Examples of commercial buildings in the Architectural APE were built in almost every decade from the 1870s through the 1970s, although most of the buildings dating to the nineteenth century have been substantially altered or remodeled so that they only exhibit architectural elements popular in the mid and late twentieth century. The commercial buildings embody a range of architectural styles including: a Mission and Spanish Revival style former distribution warehouse built in about 1903 (Map Reference # E-27; **Plate 9**); a converted Craftsman Bungalow built in the 1920s (Map Reference # D-01; **Plate 10**); a Two-part Commercial Block built in 1939 (Map Reference # E-28); a Ranch style medical complex built in 1955 (Map Reference # F-10; **Plate 11**); a Modern sales and service center built in 1965 (Map Reference # F-02; **Plate 12**); a Shed style medical clinic built in 1973 (Map Reference # F-11; **Plate 13**); and Corporate Modern high rise with Brutalist influences built in 1973 (Map Reference # E-02; **Plate 14**). The photographs below illustrate the range of styles present within this property type. Many of the buildings, however, are utilitarian in style and design or are heavily modified from their original appearance.

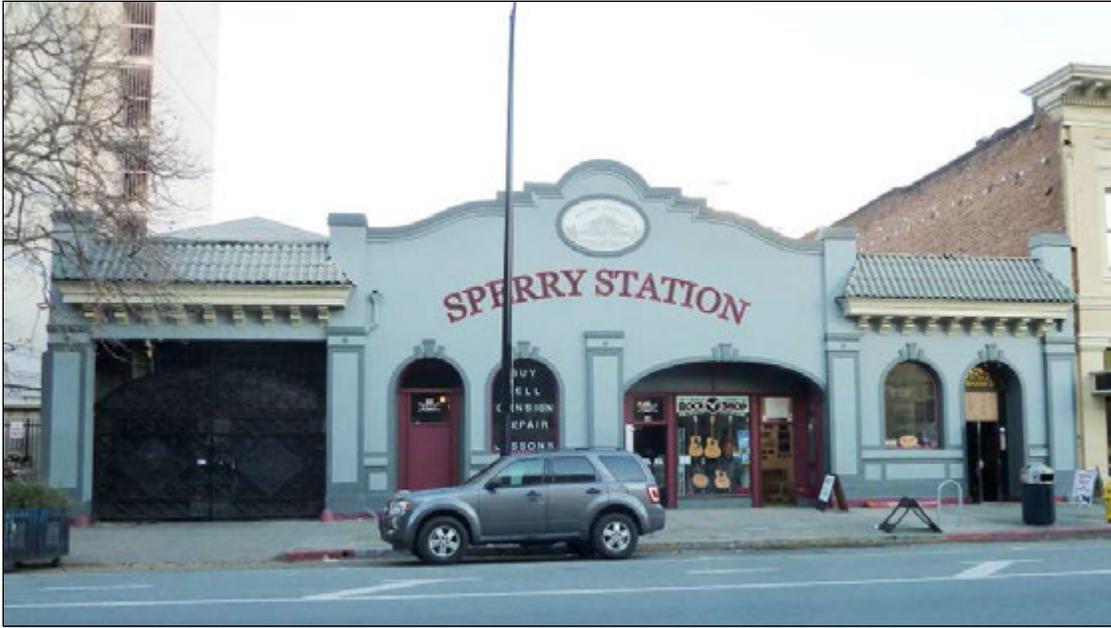


Plate 9. Former Sperry Flour Company distribution warehouse with Mission and Spanish Revival architecture (Map Reference # E-27) (Photograph by JRP)



Plate 10. Converted 1920s Bungalow at 57 N. 13th Street (Map Reference # D-01). (Photograph by JRP)



Plate 11. Ranch Style Building at 173 N. Morrison Avenue (Map Reference # F-10).
(Photograph by JRP)



Plate 12. Modern 1960s Building at 746-748 The Alameda (Map Reference # F-02).
(Photograph by JRP)



Plate 13. Shed Style 1970s Building at 950 W. Julian Street (Map Reference # F-11).
(Photograph by JRP)



Plate 14. Commercial Modern with Brutalist Influences,
1970s, at 2 N. 2nd Street (Map Reference # E-02).
(Photograph by JRP)

4.3 RESIDENTIAL PROPERTIES (HISTORIC RESOURCE ATTRIBUTE CODES HP2 AND HP3)

Just over one-third of the survey population within the Architectural APE consists of residential properties, with the majority consisting of one-story, wood-frame, single-family residences (HP2), typically with detached garages. Five single-family residences were built in the late nineteenth century, reflecting styles that were used extensively throughout California during this period: a modestly appointed Queen Anne style home at 49 Wilson Avenue (Map Reference # F-08; **Plate 15**) built in about 1890; an Italianate Cottage at 51 Wilson Avenue (Map Reference # F-16) built between 1884-1890; a Queen Anne Cottage at 34 Sunol Street (Map Reference # F-17) built in about 1887; an Italianate home later renovated to the Bungalow style, built in 1887 and located at 1047 E. Santa Clara Street (Map Reference # C-18); and a Folk Victorian style home at 850 Cinnabar Street (Map Reference # F-32; **Plate 16**).



Plate 15. Queen Anne residence at 49 Wilson Avenue (Map Reference # F-08). (Photograph by JRP)

The other single-family houses within the survey population date to the first half of the twentieth century, and most are located in the neighborhoods immediately north of E. Santa Clara Street between 21st and 27th streets; others are located west and northwest of downtown San Jose. The majority of these were built in the 1920s and 1930s and are modest examples of Craftsman bungalows. Craftsman style houses were an especially popular choice for small house design throughout California from the early 1900s to the 1930s and are commonly seen in residential suburbs throughout the San Francisco Bay Area. The one-story houses in the Architectural APE are of wood-frame construction, regular in plan with an attached or engaged porch, and exhibiting simple architectural

details. The roof usually features open eaves with exposed rafters, knee braces, and a fascia board. The house at 30 N. 25th Street (Map Reference # C-11; **Plate 16**) is typical of this type and displays many of these common characteristics. The survey population includes one property that features a single-family residence and detached religious building.



Plate 16. Craftsman residence at 30 N. 25th Street (Map Reference # C-11).
(Photograph by JRP)

Eleven buildings within the survey population are multiple-family residences. These include a Queen Anne duplex built in about 1905 to 1907 (Map Reference # D-04); a Craftsman style duplex built in 1921 (Map Reference # C-21); a Colonial Revival apartment building constructed in 1921 (Map Reference # D-05); a Minimal Traditional duplex built in 1952 (Map Reference # C-23); an apartment complex with three multiple-unit residential buildings and two carports, built between 1970 and 1972 (Map Reference # B-01); and a 10-story senior residential tower built between 1971 and 1973 near downtown San Jose (Map Reference # E-26; **Plate 17**).



Plate 17. Multi-family senior residential tower at 60 N. 3rd Street (Map Reference # E-26). (Photograph by JRP)

4.4 MISCELLANEOUS OR CIVIC RESOURCES (HISTORIC RESOURCE ATTRIBUTE CODES HP9, HP13, AND HP41)

There are four resources that fall into this category because of their various civic and community service functions, including a public utility building, a social hall, and two health care facilities. The public utility building is a utilitarian concrete block vault built by Pacific Gas & Electric in the 1950s (Map Reference # G-03). The Hotel Restaurant and Hotel Service Union Local No. 10 building (Map Reference # C-16) is a Modern style community hall built in 1957. The health care facilities include a senior living complex that consisting of a converted Craftsman style bungalow built in 1924 and Minimal Traditional residences added to the parcel in 1965 (Map Reference # C-19), and a small Ranch style drug rehabilitation center constructed in 1963 (Map Reference # F-31).

5.1 APPLICATION OF NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES CRITERIA

The eligibility criteria for listing properties in the NRHP are codified in the 36 CFR Part 60. They are further expanded upon in numerous guidelines published by the National Park Service.³¹ Eligibility for listing in the NRHP rests on twin factors of significance and integrity: a property must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm the historical significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Historic significance is judged by applying the NRHP Criteria A through D. Properties may be significant at the local, state, or national level. *Historic integrity* is determined through applying seven factors to the historic resource. Those factors are location, design, setting, workmanship, materials, feeling, and association. These seven can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven criteria and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed. Additionally, certain property types, such as moved properties or those that are less than 50 years old, are usually excluded from consideration for listing in the NRHP, but can be considered for listing if they meet the requirements of the Criteria Considerations in addition to meeting one or more of the standard eligibility criteria.

CEQA requires the evaluation of historic resources using the criteria set forth by the CRHR. The eligibility criteria for listing a property in the CRHR closely parallel that of the NRHP (NRHP Criteria A through D, correspond to CRHR Criteria 1 through 4). Application of CRHR criteria is similar to the application of NRHP criteria and each resource is examined for its integrity and significance at the local, state, or national level.

³¹ The most widely accepted guidelines are contained in US Department of the Interior, National Park Service, "Guidelines for Applying the National Register Criteria for Evaluation," *National Register Bulletin 15* (Washington DC: US Government Printing, 1991, revised 1995); California Public Resources Code, Sections 4850 through 4858; and California Office of Historic Preservation, "Instructions for Nominating Historical Resources to the California Register of Historical Resources," August 1997.

5.2 NATIONAL REGISTER OF HISTORIC PLACES ELIGIBILITY AND CEQA STATUS

Of the 100 resources surveyed for this Supplemental Report, one property, the Farmers Union Building on the commercial parcel at 151-155 W. Santa Clara Street / 17-35 N. San Pedro Street (Map Reference # E-35), was previously determined eligible for listing in the NRHP and CRHR. JRP updated the original form³² in order to survey and evaluate two additional historic-period buildings located on the same legal parcel that had not previously been evaluated for NRHP or CRHR eligibility, and concluded that while the Farmers Union Building remains eligible, the two newly recorded buildings are not eligible for either register.

Additionally, the present study has concluded that two properties – the Sperry Flour Company commercial building at 30 N. 3rd Street (Map Reference # E-27) and the duplex at 179-181 Rhodes Court (Map Reference # F-22) – are eligible for listing in the NRHP and the CRHR and are historical resources for the purposes of CEQA (**Table 3**).

Two previously recorded properties – the multi-family residences at 48-52 S. 6th Street (Map Reference # D-04) and 58 S. 6th Street (Map Reference # D-05) – are historical resources for the purposes of CEQA because they are listed in the San Jose Historic Resources Inventory, but they do not meet the criteria for listing in the NRHP or CRHR (**Table 4**).³³

None of the remaining 95 resources that comprise the Supplemental Report survey population meet the criteria for listing in the NRHP or CRHR, and they are not considered historical resources for the purposes of CEQA (see **Table 7**). The status of the historic-era properties is presented in tabular form below. None of the other resources within the Architectural APE require inventory or evaluation because they were either previously identified historic properties or historical resources (**Tables 1, 2, 5, and 6** below), were less than 40 years old and not exceptionally significant, or were vacant parcels.

There are 27 properties located within the Architectural APE that are listed, or were previously determined eligible for listing, in the NRHP and CRHR (see **Tables 1 and 2**, below). All but Map Reference # E-35 were identified in the January 2003 survey, and subsequently received SHPO concurrence regarding their eligibility. The eligibility findings, nomination forms, and DPR 523 forms documenting these historic properties were provided with the original HRER, and are not included herein. Map Reference # E-35, which has been updated herein to account for previously unevaluated buildings on the

³² Franklin Maggi, DPR 523 Form for the Farmer's Union Building (Resource ID SJCHS132), in: Dill Design Group, "San Jose Downtown Historic Survey for the City of San Jose," August 2000.

³³ City of San Jose, "City of San Jose Historic Resources Inventory," updated 23 September 2014, online at <https://www.sanjoseca.gov/DocumentCenter/View/35475>, accessed September 2015.

subject parcel, was previously determined eligible by consensus through the Section 106 process. Refer to **Appendix B** for the update DPR 523 form for Map Reference # E-35.³⁴

Table 1. Properties Listed in the National Register of Historic Places and California Register of Historical Resources

Map Reference	Previous Map Reference (January 2003)	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
E-08*	12-10	467-23-035	142-150	E. Santa Clara Street	San Jose	1913	1D	Yes
E-09*	12-11	467-23-036	138	E. Santa Clara Street	San Jose	1905	1D	Yes
E-10*	12-13	467-23-038	124-126	E. Santa Clara Street	San Jose	1900	1D	Yes
E-11*	12-14	467-23-039	114-118	E. Santa Clara Street	San Jose	1920	1D	Yes
E-12*	12-15	467-23-089	100	E. Santa Clara Street	San Jose	1912	1D	Yes
E-13*	12-18	467-22-149	96	E. Santa Clara Street	San Jose	ca. 1883	1D	Yes
E-14*	12-19	467-22-148	52	E. Santa Clara Street	San Jose	1900	1D	Yes
E-18*	12-20	467-22-041; 467-22-042	42-48	E. Santa Clara Street	San Jose	1930s	1D	Yes
E-19*	12-23	467-22-158	36-40	E. Santa Clara Street	San Jose	1869	1D	Yes
E-21*	12-27	467-62-001; 467-62-007 through 467-62-020 (formerly 467-22-097)	8-14	S. 1 st Street	San Jose	1926	1D	Yes
F-13	12-68	261-34-020	Cahill Station and Santa Clara / Alameda Underpass		San Jose	1935	1D	Yes

³⁴ JRP Historical Consulting, Draft Technical Memorandum Historical Resources Evaluation Report for SVRTC EIS/EIR Alternatives, prepared for Santa Clara Valley Transportation Authority (January 2003). The California State Historic Preservation Officer concurred with the Architectural APE for this project and concurred in JRP's evaluation findings for architectural resources in two letters in June and July 2003. These letters are attached in Appendix C of this report.

Table 1. Properties Listed in the National Register of Historic Places and California Register of Historical Resources (continued)

Map Reference	Previous Map Reference (January 2003)	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
I-01	15-02	230-06-031; 230-06-032; 230-06-050; 230-06-051	1 Railroad Avenue (Santa Clara Station)		San Jose	1863- 1864, 1877	1S	Yes

*Contributor to the San Jose Downtown Commercial District listed in the NRHP in 1983.

Table 2. Properties Previously Determined Eligible for the National Register of Historic Places and California Register of Historical Resources

Map Reference	Previous Map Reference (January 2003)	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
C-25	10-14	467-08-007; 467-08-009; 467-08-014	1375- 1401	E. Santa Clara Street	San Jose	1916- 1960	2S2	Yes
C-26	10-34	467-10-043	1191	E. Santa Clara Street	San Jose	1949	2S2	Yes
C-27	10-37	467-10-046	1169 (1167)	E. Santa Clara Street	San Jose	1888	2S2	Yes
D-03	12-01	467-57-082 (formerly 467- 19-057)	227- 247	E. Santa Clara Street	San Jose	1928	2S2, 2S3	Yes
E-15	12-30	467-21-028	19	N. 2 nd Street	San Jose	1925	2S2	Yes
E-20	12-35	467-54-001 through 467- 54-034	22	N. 1 st Street	San Jose	1926	2S2	Yes
E-22	12-42	259-40-038	34	W. Santa Clara Street	San Jose	ca. 1880, 1910s 1920s	2S2	Yes
E-23	12-38	259-34-018	81	W. Santa Clara Street	San Jose	1926	2S2	Yes

Table 2. Properties Previously Determined Eligible for the National Register of Historic Places and California Register of Historical Resources (continued)

Map Reference	Previous Map Reference (January 2003)	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
E-24	12-47	259-34-046	101	W. Santa Clara Street	San Jose	1942	2S2	Yes
E-25	12-61	259-38-128	374	W. Santa Clara Street	San Jose	1934	2D2	Yes
E-35*	12-53	259-35-057 (formerly 259-35-049)	151-155	W. Santa Clara Street	San Jose	ca. 1884, 1930, ca. 1970	2S2	Yes
E-36	12-54	259-35-035	161-167	W. Santa Clara Street	San Jose	1883	2S	Yes
F-14	13-10	261-33-020	848	The Alameda	San Jose	ca. 1884	2S	Yes
F-15	13-25	261-01-074	176	N. Morrison Avenue	San Jose	ca. 1898	2S2	Yes
I-02	15-03	230-06-040		Benton & Railroad (Santa Clara Tower)	San Jose	1904, 1927	2S2	Yes

*The legal parcel documented on this form includes three buildings. The Farmers Union Building at 151-155 W. Santa Clara Street was previously determined eligible for listing in the NRHP and CRHR and the current study agrees with the previous determination. The "Old Mill" building at 25-29 N. San Pedro Street and the San Pedro Square Properties Building at 35 N. San Pedro Street were evaluated for the first time during the present study and found not eligible for listing in the NRHP or CRHR.

Table 3. Survey Population Properties Recommended Eligible for Listing in the National Register of Historic Places and California Register of Historical Resources

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
E-27	467-20-078	30	N. 3 rd Street	San Jose	ca. 1903	3S	Yes
This property at 30 N. 3 rd Street is eligible for listing in the NRHP and CRHR under Criteria C/3 at the local level of significance. The period of significance is 1903 and the boundaries are the legal parcel boundaries.							

Table 3. Survey Population Properties Recommended Eligible for Listing in the National Register of Historic Places and California Register of Historical Resources (continued)

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
F-22	261-01-063	179-181	Rhodes Court	San Jose	1948	3S	Yes

The property at 179-181 Rhodes Court is eligible for listing in the NRHP and CRHR under Criteria C/3 at the local level of significance. The period of significance is 1948 and the boundaries are the legal parcel boundaries.

Table 4. Survey Population Properties that Are Historical Resources for CEQA but Are Not Eligible for Listing in the National Register of Historic Places or California Register of Historical Resources

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
D-04	467-24-036	48-52	S. 6 th Street	San Jose	ca. 1905-07	5S2, 6Z	Yes
D-05	467-24-035	58	S. 6 th Street	San Jose	1921	6L, 6Z	Yes

Table 5. Survey Population Properties Previously Determined Ineligible for the National Register of Historic Places but which are Eligible for the California Register of Historical Resources and are Historical Resources for CEQA

Map Reference	Previous Map Reference (January 2003)	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
E-16	12-29	467-21-027	43-49	E. Santa Clara Street	San Jose	1887, 1924	5S3, 6Y	Yes
E-17	12-31	467-21-026	35-39	E. Santa Clara Street	San Jose	1876, 1936	5S3, 6Y	Yes

Table 6. Survey Population Properties that Are Historical Resources for CEQA but Have Been Previously Determined Ineligible for Listing in the National Register of Historic Places or California Register of Historical Resources

Map Reference	Previous Map Reference (January 2003)	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
F-19	13-07	261-33-023	808; 824-826	The Alameda	San Jose	ca. 1920s-30; 1954	5S1, 6Y	Yes

Table 7. Survey Population Properties that Are Not Eligible for Listing in the National Register of Historic Places or California Register of Historical Resources

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
A-01	254-02-044	1460	Mabury Road	San Jose	1971	6Z	No
A-02	254-02-029; 254-02-057	665	Lenfest Road	San Jose	1956	6Z	No
A-03	254-03-039	1590-1600	Las Plumas Avenue	San Jose	1957	6Z	No
A-04	254-02-076; 245-02-77	1480	Nicora Avenue	San Jose	ca. 1963	6Z	No
A-05	254-01-023	1404	Mabury Road	San Jose	ca. 1968-73	6Z	No
A-06	245-01-024	1354	E. Taylor Street	San Jose	ca. 1968-73	6Z	No
B-01	254-12-011	1505	Marburg Way	San Jose	1971	6Z	No
B-02	249-64-028	475	Eggo Way	San Jose	1962	6Z	No
B-03	467-07-024	1304	E. Julian Street	San Jose	ca. 1949, 1956	6Z	No
C-01	467-09-031	1298	E. St. John Street	San Jose	1960	6Z	No
C-02	467-09-032	85	N. 27 th Street	San Jose	1966	6Z	No
C-03	467-09-033	83	N. 27 th Street	San Jose	1947	6Z	No
C-04	467-09-039	23	N. 27 th Street	San Jose	1964	6Z	No
C-05	467-09-051	88, 90	N. 26 th Street	San Jose	ca. 1937, 1964	6Z	No
C-06	467-09-050	74	N. 26 th Street	San Jose	1949	6Z	No

Table 7. Survey Population Properties that Are Not Eligible for Listing in the National Register of Historic Places or California Register of Historical Resources (continued)

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
C-07	467-09-049	60	N. 26 th Street	San Jose	1940	6Z	No
C-08	467-09-048	50	N. 26 th Street	San Jose	1926	6Z	No
C-09	467-10-007	33-35	N. 26 th Street	San Jose	1924	6Z	No
C-10	467-10-008	25	N. 26 th Street	San Jose	1918	6Z	No
C-11	467-10-014	30	N. 25 th Street	San Jose	1937	6Z	No
C-12	467-11-014	89	N. 24 th Street	San Jose	1918	6Z	No
C-13	467-11-015	81	N. 24 th Street	San Jose	1928	6Z	No
C-14	467-11-040	75	N. 24 th Street	San Jose	1928	6Z	No
C-15	467-11-018	29	N. 24 th Street	San Jose	1918	6Z	No
C-16	467-11-037	1121	E. Santa Clara Street	San Jose	1957	6Y	No
C-17	467-11-023	1119	E. Santa Clara Street	San Jose	1929	6Z	No
C-18	467-11-028	1047	E. Santa Clara Street	San Jose	1887, 1924	6Z	No
C-19	467-11-035	32-36	N. 21 st Street	San Jose	1924, 1965	6Z	No
C-20	467-11-034	28	N. 21 st Street	San Jose	1938	6Z	No
C-21	467-11-033	24-26	N. 21 st Street	San Jose	1921	6Z	No

Table 7. Survey Population Properties that Are Not Eligible for Listing in the National Register of Historic Places or California Register of Historical Resources (continued)

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
C-22	467-11-038	1001	E. Santa Clara Street	San Jose	1946	6Z	No
C-23	467-11-032	18-20	N. 21 st Street	San Jose	1952	6Z	No
C-24	467-11-031	16	N. 21 st Street	San Jose	1930	6Z	No
C-28	467-30-037	902	E. Santa Clara Street	San Jose	1967	6Z	No
D-01	467-16-097	57	N. 13th Street	San Jose	1920	6Z	No
D-02	467-24-110; 467-24-111	264-272	E. Santa Clara Street	San Jose	1966	6Z	No
E-01	467-20-079	147	E. Santa Clara Street	San Jose	1969	6Z	No
E-02	467-21-040	2	N. 2 nd Street	San Jose	1972	6Z	No
E-03	259-34-043	19	N. Market Street	San Jose	ca. 1900-15	6Z	No
E-04	259-34-044	15	N. Market Street	San Jose	1927	6Z	No
E-05	259-34-045	9-11	N. Market Street	San Jose	1946	6Z	No
E-06	259-38-124	24	S. Autumn Street	San Jose	ca. 1969	6Z	No
E-07	259-38-119	50-52	S. Autumn Street	San Jose	1960	6Z	No
E-26	467-20-080	60	N. 3 rd Street	San Jose	1971-73	6Z	No
E-28	467-23-034	15-19	S. 4 th Street	San Jose	1939	6Z	No

Table 7. Survey Population Properties that Are Not Eligible for Listing in the National Register of Historic Places or California Register of Historical Resources (continued)

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
E-29	467-21-029	31	N. 2 nd Street	San Jose	ca. 1922, 1983-86	6Z	No
E-30	259-34-010	99	N. 1 st Street	San Jose	1973-75	6Z	No
E-31	259-34-014	25-55	N. 1 st Street	San Jose	ca. 1877, 1947	6Z	No
E-32	259-34-029	84-90	N. Market Street	San Jose	1903	6Z	No
E-33	259-34-028	80	N. Market Street	San Jose	ca. 1903	6Z	No
E-34	259-34-040	31	N. Market Street	San Jose	1956	6Z	No
E-37	259-35-058	20	N. Almaden Avenue	San Jose	1945	6Z	No
F-01	261-33-040	730	The Alameda	San Jose	1964	6Z	No
F-02	261-33-039	746-748	The Alameda	San Jose	1965	6Z	No
F-03	259-28-001	32	Stockton Avenue	San Jose	ca. 1954	6Z	No
F-04	259-28-002	60-62	Stockton Avenue	San Jose	ca. 1920	6Z	No
F-05	259-28-003	106-120	Stockton Avenue	San Jose	1917	6Z	No
F-06	259-28-004	138	Stockton Avenue	San Jose	ca. 1930	6Z	No
F-07	259-28-024	250	Stockton Avenue	San Jose	ca. 1948	6Z	No
F-08	261-033-025	49	Wilson Avenue	San Jose	ca. 1890	6Z	No

Table 7. Survey Population Properties that Are Not Eligible for Listing in the National Register of Historic Places or California Register of Historical Resources (continued)

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
F-09	261-33-015	30	Sunol Street	San Jose	1915	6Z	No
F-10	261-02-060	173	N. Morrison Avenue	San Jose	1955	6Z	No
F-11	261-02-062	950	W. Julian Street	San Jose	1973	6Z	No
F-12	261-02-053	945	W. Julian Street	San Jose	ca. 1966	6Z	No
F-16	261-33-026	51	Wilson Avenue	San Jose	ca. 1884-90	6Z	No
F-17	261-33-014	34	Sunol Street	San Jose	ca. 1887	6Z	No
F-18	261-32-059	27	Sunol Street	San Jose	1912	6Z	No
F-20	261-01-013	128	Rhodes Court	San Jose	1921	6Z	No
F-21	261-01-014	152	Rhodes Court	San Jose	1920	6Z	No
F-23	261-01-062	201-203	Rhodes Court	San Jose	1963	6Z	No
F-24	261-01-061	229	Rhodes Court	San Jose	1920	6Z	No
F-25	261-01-060	253	Rhodes Court	San Jose	1920	6Z	No
F-26	261-01-059	275	Rhodes Court	San Jose	1920	6Z	No
F-27	261-01-058	295	Rhodes Court	San Jose	1924	6Z	No
F-28	261-01-081	908	West Julian Street	San Jose	ca. 1930	6Z	No

Table 7. Survey Population Properties that Are Not Eligible for Listing in the National Register of Historic Places or California Register of Historical Resources (continued)

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
F-29	261-01-080	920	West Julian Street	San Jose	1930	6Z	No
F-30	261-01-079	936	West Julian Street	San Jose	1930	6Z	No
F-31	261-01-093	264	North Morrison Avenue	San Jose	1963	6Z	No
F-32	261-01-047	850	Cinnabar Street	San Jose	ca. 1892	6Z	No
G-01	261-04-005	707-725	Lenzen Avenue	San Jose	1946	6Z	No
G-02	261-04-039	475	Stockton Avenue	San Jose	1963	6Z	No
G-03	259-10-023	645	Lenzen Avenue	San Jose	ca. 1954	6Z	No
G-04	259-10-002	478	Stockton Avenue	San Jose	1953	6Z	No
G-05	259-10-004	530	Stockton Avenue	San Jose	1940	6Z	No
G-06	259-10-016	534-536	Stockton Avenue	San Jose	1946	6Z	No
G-07	259-10-021	580	Stockton Avenue	San Jose	1925	6Z	No
G-08	259-10-008	600	Stockton Avenue	San Jose	1967	6Z	No
G-09	259-10-009	610	Stockton Avenue	San Jose	1945	6Z	No
G-10	259-10-010; 259-10-011	630-644	Stockton Avenue	San Jose	1948	6Z	No
G-11	230-41-004	707	W. Hedding Street	San Jose	1950	6Z	No

Table 7. Survey Population Properties that Are Not Eligible for Listing in the National Register of Historic Places or California Register of Historical Resources (continued)

Map Reference	APN	Street Address		City	Year Built	NR Status Code	CEQA Resource
G-12	261-11-003	889	Stockton Avenue	San Jose	ca. 1965	6Z	No
G-13	261-05-034	700	Harding Avenue	San Jose	ca. 1929	6Z	No
G-14	261-05-035	551	Stockton Avenue	San Jose	ca. 1928	6Z	No
G-15	261-05-068	597-599	Stockton Avenue	San Jose	1924-29, 1962-65	6Z	No
I-03	230-46-069	1205	Coleman Avenue	Santa Clara	1961-93	6Y	No

5.3 GENERAL DISCUSSION OF HISTORICAL SIGNIFICANCE OF PROPERTIES IN THE CURRENT SURVEY POPULATION

5.3.1 151-155 W. SANTA CLARA STREET / 17-35 N. SAN PEDRO STREET (MAP REFERENCE # E-35)

One property, the Farmers Union Building located at 151-155 W. Santa Clara Street / 17-35 N. San Pedro Street (Map Reference # E-35), has been previously determined eligible for the NRHP under Criteria A, B, and C (**Table 2**). It has been assigned NR Status Code 2S2, signifying that the property has been determined eligible for the NRHP and CRHR by consensus through the Section 106 process. The building is also listed as a San Jose City Landmark. The building is eligible for the NRHP at the local level of significance with a period of significance of 1930-1960. This resource is also considered a historical resource for the purposes of CEQA.

JRP updated the original form³⁵ in order to survey and evaluate two additional historic-period buildings located on the same legal parcel that had not previously been evaluated for NRHP or CRHR eligibility, and concluded that while the Farmers Union Building remains eligible, the two newly recorded buildings are not eligible for either

³⁵ Franklin Maggi, DPR 523 Form for the Farmer's Union Building (Resource ID SJCHS132), in: Dill Design Group, "San Jose Downtown Historic Survey for the City of San Jose," August 2000.

register. The Old Mill building at 25-29 N. San Pedro Street has been substantially altered since its original construction and does not convey any potential significance it may have had for its association with the Farmers Union (NRHP Criterion A and CRHR Criterion 1). It does not possess significance under Criteria B/2, C/3, or D/4. The San Pedro Square Properties building at 35 N. San Pedro Street does not possess significance under any criteria.

5.3.2 30 N. 3RD STREET (MAP REFERENCE # E-27)

The commercial property at 30 N. 3rd Street (Map Reference # E-27; **Plate 18**), the Sperry Flour Building, appears to meet the criteria for listing in the NRHP and CRHR. The building is also designated as a San Jose City Landmark. Built in about 1903, the property is significant under NRHP Criterion C and CRHR Criterion 3 as a distinctive, rare, and relatively early local example of a Mission Revival industrial building – popular from the 1890s to about 1920. The building exhibits several key characteristics of the Mission Revival style, such as its shaped parapet, arched window and door openings with decorative keystones, and stucco exterior finish, but in keeping with Wolfe & McKenzie’s predilection to mix styles, it also has elements of Spanish Revival and Colonial Revival styles, including its parapet center roof section with “Sperry Flour” tile medallion flanked by tiled clad projecting roof sections with brackets, pilasters with horizontal bands, arched window and door openings with decorative keystones, and low-relief geometrical designs on the pilasters and lower portion of façade. The building is also significant under NRHP Criterion C and CRHR Criterion 3 as an excellent example of master architectural firm Wolfe & McKenzie’s work in an industrial building, illustrating their tendency to mix architectural styles. Wolfe & McKenzie largely designed residences and this building is a rare example of an industrial building within the firm’s portfolio. The Sperry Flour Building appears eligible at the local level with a period of significance of ca. 1903, the approximate year it was constructed. The historic property boundary is its legal parcel. This building is considered a historical resource for the purposes of CEQA.



Plate 18. Sperry Flour Company Building, commercial building at 30 N. 3rd Street, San Jose (Map Reference # E-27). (Photograph by JRP)

5.3.3 179-181 RHODES COURT (MAP REFERENCE # F-22)

This duplex at 179-181 Rhodes Court (Map Reference # F-22; **Plate 19**) appears to meet the criteria for listing in the NRHP and CRHR. Completed in 1948, the building is significant under NRHP Criterion C and CRHR Criterion 3 as an early and distinguished example of the Mid-Century Modern style in San Jose, and for possessing distinctive characteristics of a type, period, or method of construction. This property is important because it combines elements of Mid-Century Style in a way not typically used in residential areas of San Jose, and reflects the early postwar influences of San Francisco architecture on builders and designers in San Jose. The period of significance is 1948, the year it was constructed, and its legal parcel is the historic property boundary. Character-defining features include its two-story massing, asymmetrical façade, flat and shed roof elements with cantilevered eaves and canopies, exterior wall siding, original windows, and door configuration. It is considered a historical resource for the purposes of CEQA.



Plate 19. Mid-Century Modern duplex at 179-181 Rhodes Court, San Jose (Map Reference # F-2). (Photograph by JRP)

5.3.4 48-52 S. 6TH STREET (MAP REFERENCE # D-04)

The previously recorded Queen Anne style duplex located at 48-52 S. 6th Street (Map Reference # D-04) is a historical resource for the purposes of CEQA but does not meet the criteria for listing in the NRHP or CRHR (**Table 4**). The previous recordation concluded that 48-52 S. 6th Street “may be eligible for the California Register.” At the time, the property was listed in the San Jose Historical Resources Inventory. No formal evaluation for NRHP or CRHR eligibility was prepared during that study.³⁶ Subsequently, the property was listed in the Office of Historic Preservation Historic Resources Inventory Directory and assigned the California Historical Resources Status Code 5S2 (individually eligible for local listing or designation).³⁷ The San Jose Historical Resources Inventory currently lists the property at 48-52 S. 6th Street as a candidate for a City Landmark and Contributing Structure.³⁸ This property is therefore a historical resource for the purposes of CEQA. As part of the present study, JRP updated the original form and prepared a formal evaluation, concluding that the property is not eligible for listing in either the NRHP or CRHR.

³⁶ Ward Hill and Glory Anne Laffey, DPR 523 Form for 48-52 S. 6th Street, September 1998, in: Ward Hill and Glory Anne Laffey, Archives and Architecture, “Historical Background and Building Evaluation for the Civic Plaza Project EIR,” September 1998.

³⁷ Office of Historic Preservation, Historic Resources Inventory Directory for Santa Clara County, updated April 2012.

³⁸ City of San Jose, “City of San Jose Historic Resources Inventory,” updated 23 September 2014, online at <https://www.sanjoseca.gov/DocumentCenter/View/35475>, accessed September 2015.

5.3.5 58 S. 6TH STREET (MAP REFERENCE # D-05)

The previously recorded Colonial Revival apartment building at 58 S. 6th Street (Map Reference # D-05) is a historical resource for the purposes of CEQA but does not meet the criteria for listing in the NRHP or CRHR (**Table 4**). The previous recordation concluded that 58 S. 6th Street “does not appear to be eligible for the California Register.” At the time, the property was listed in the San Jose Historical Resources Inventory but no formal evaluations for NRHP or CRHR eligibility were prepared during that study.³⁹ The property was subsequently listed in the Office of Historic Preservation Historic Resources Inventory Directory and assigned the California Historical Resource Status Code of 6L (determined ineligible for local listing or designation; may warrant special consideration in local planning).⁴⁰ Currently, 58 S. 6th Street is listed as a Structure of Merit in the San Jose Historical Resources Inventory.⁴¹ As such, it is a historical resource for the purposes of CEQA. JRP updated the original form and prepared a formal evaluation as part of the present study, concluding that the property is not eligible for listing in either the NRHP or CRHR.

5.3.6 GENERAL DISCUSSION OF PROPERTIES NOT ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES OR CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The 94 survey population resources that do not meet the criteria for listing in the NRHP or CRHR and are not historical resources for the purposes of CEQA make up the largest component of the survey population (see **Table 7**, above). These resources do not have important associations within the historical context in which they were constructed and used. Although in general the development of the South Bay region and the City of San Jose are important trends in local and state history, the resources addressed in this Supplemental Report do not have direct or historically significant associations with these trends or patterns of development (Criterion A / Criterion 1). It does not appear that the owners, occupants, or operators of these resources made historical significant contributions to local, state, or national history (Criterion B / Criterion 2). In terms of their design, these 94 resources do not embody distinctive characteristics of a type, period, or method of construction. Research revealed no evidence that a master architect was responsible for the designs of these resources and none of them possess high artistic value, nor do they appear to represent a cohesive or intact group of resources with historic integrity that would constitute a historic district

³⁹ Ward Hill and Glory Anne Laffey, DPR 523 Form for 58 S. 6th Street, September 1998, in: Ward Hill and Glory Anne Laffey, Archives and Architecture, “Historical Background and Building Evaluation for the Civic Plaza Project EIR,” September 1998.

⁴⁰ Office of Historic Preservation, Historic Resources Inventory Directory for Santa Clara County, updated April 2012.

⁴¹ City of San Jose, “City of San Jose Historic Resources Inventory,” updated 23 September 2014, online at <https://www.sanjoseca.gov/DocumentCenter/View/35475>, accessed September 2015.

(Criterion C / Criterion 3). Finally, none of the individual resources appears to be important for their information potential (Criterion D / Criterion 4).

Many of these resources also suffer from a lack of historic integrity resulting from alterations, demolition, or encroaching adjacent development and other changes. Typical changes to resources include replacement of the windows and doors or changes to these openings.

Each of these properties was also evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. These 94 properties addressed in this Supplemental Report are not eligible for the NRHP or CRHR at either the local or state level because the preponderance of evidence demonstrates that they are not historically or culturally significant. They are not considered historical resources for the purposes of CEQA.

For a full evaluation of all the individual resources of the current survey population, see the DPR 523 forms included in **Appendix B**. For a full evaluation of all other historical resources within the APE for the Phase II Project, see the original inventory and evaluation report prepared in January 2003.

Chapter 6

List of Preparers

Rebecca Meta Bunse (M.A., History–Public History, California State University, Sacramento) meets the Secretary of the Interior’s standards for both historian and architectural historian. Ms. Bunse, who is a partner at JRP Historical Consulting, LLC, has more than 25 years of experience as a consulting historian on a wide variety of historical research and cultural resource management projects. She has conducted research and field evaluation for historic architectural surveys throughout California. For this project, she served as the task manager for the built environment surveys, coordinated with the ICF environmental team, and project proponent. She also developed the research and recordation methodology, directed staff, conducted research, delineated the Architectural APE, and directed the preparation of the technical report and DPR 523 forms.

Bryan Larson (M.A. in History–Public History, California State University, Sacramento) was the lead historian / architectural historian for this project. He oversaw the preparation of the report, was a primary contributor, and also oversaw research, recordation, and evaluation of historic properties documented on the DPR 523 forms. Mr. Larson has been with JRP since 1998 conducting historic surveys and evaluation studies. Based on his education and experience, he qualifies as a historian/architectural historian under the Secretary of the Interior’s Professional Qualification Standards (as defined in 36 CFR Part 61).

JRP architectural historian Toni Webb contributed to this report. She received a B.F.A. in Historic Preservation from the Savannah College of Art & Design and has more than 17 years of experience in public history and historic preservation. Based on her level of experience and education, Ms. Webb qualifies as an architectural historian under the Secretary of the Interior’s Professional Qualification Standards.

Joseph Freeman (M.A., History, University of California, Riverside) has nine years of experience in cultural resource management and historical research projects and is a historian at JRP Historical Consulting, LLC. His tasks for this project included primary and secondary research, preparation of DPR 523 forms, and preparation of historic background and general contributions to the report. Mr. Freeman qualifies as a historian under the Secretary of the Interior’s Professional Qualification Standards (as defined in 36 CFR Part 61).

Steven J. Melvin (M.A. Public History, California State University, Sacramento, 2007) conducted fieldwork and research, and contributed to the DPR 523 forms. Mr. Melvin is a historian with JRP Historical Consulting, LLC, with ten years of experience and

qualifies as a historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Cheryl Brookshear (M.S., Historic Preservation, University of Pennsylvania) conducted research and prepared DPR forms for this project. Ms. Brookshear is an architectural historian with JRP Historical Consulting, LLC, with nine years of experience. Ms. Brookshear qualifies as an architectural historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Chandra Miller (M.A., Public History, California State University, Sacramento) conducted field surveys, field research, and prepared DPR forms for this project. Ms. Miller is a historian with JRP Historical Consulting, LLC, with more than seven years of experience. Ms. Miller qualifies as an architectural historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Leslie Trew (M.A., in History—Public History, California State University, Sacramento. Ms. Trew) conducted research and prepared DPR forms for the project. Ms. Trew has three years of experience in the field of cultural resources management and qualifies as a historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Additional JRP technical staff and research assistants who assisted in fieldwork, preparation of the DPR 523 forms, illustrations, data management, and production of this report include Rebecca Flores, Heather Miller, and Allan Jason Sarmiento.

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APPENDIX A:

Figures

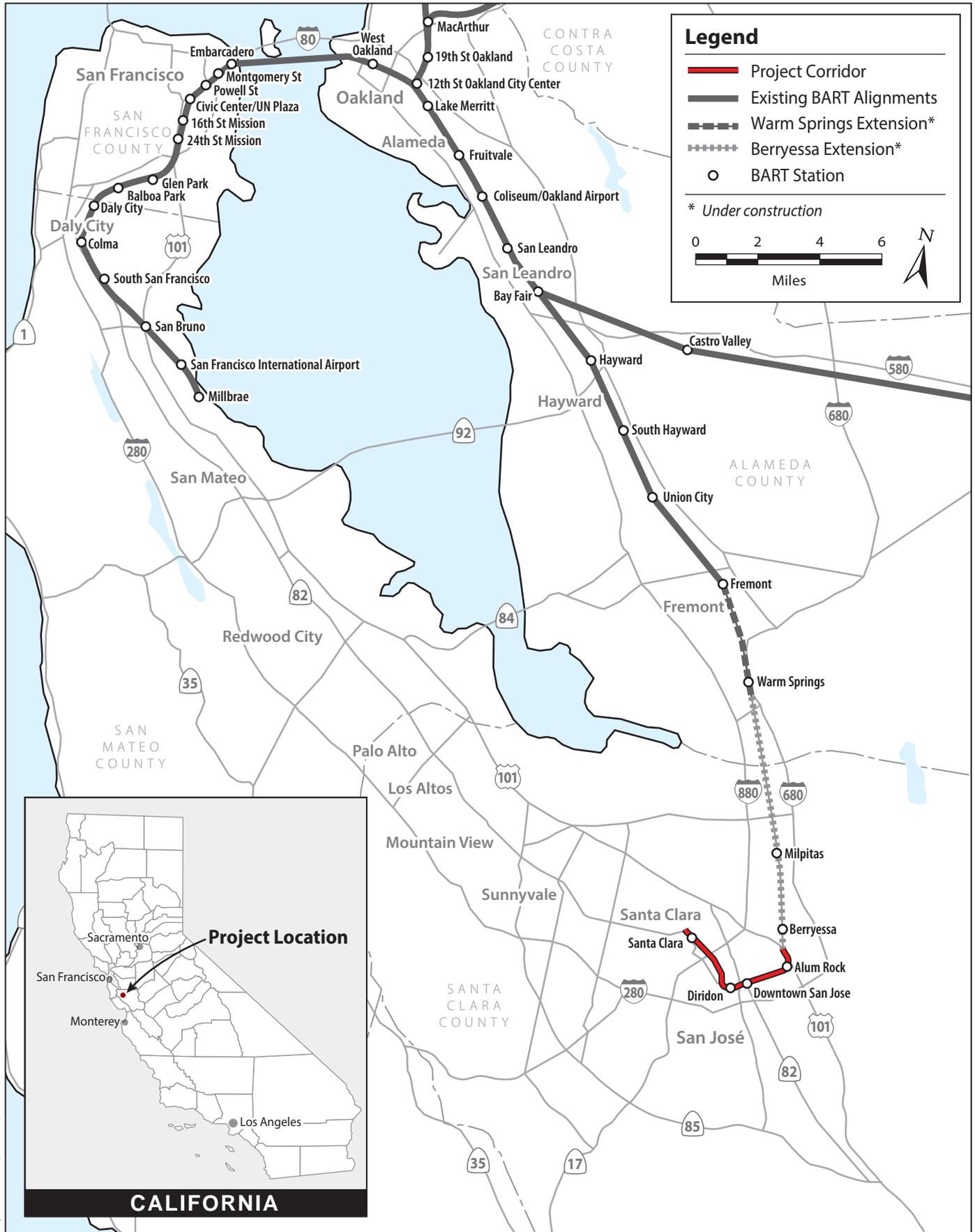
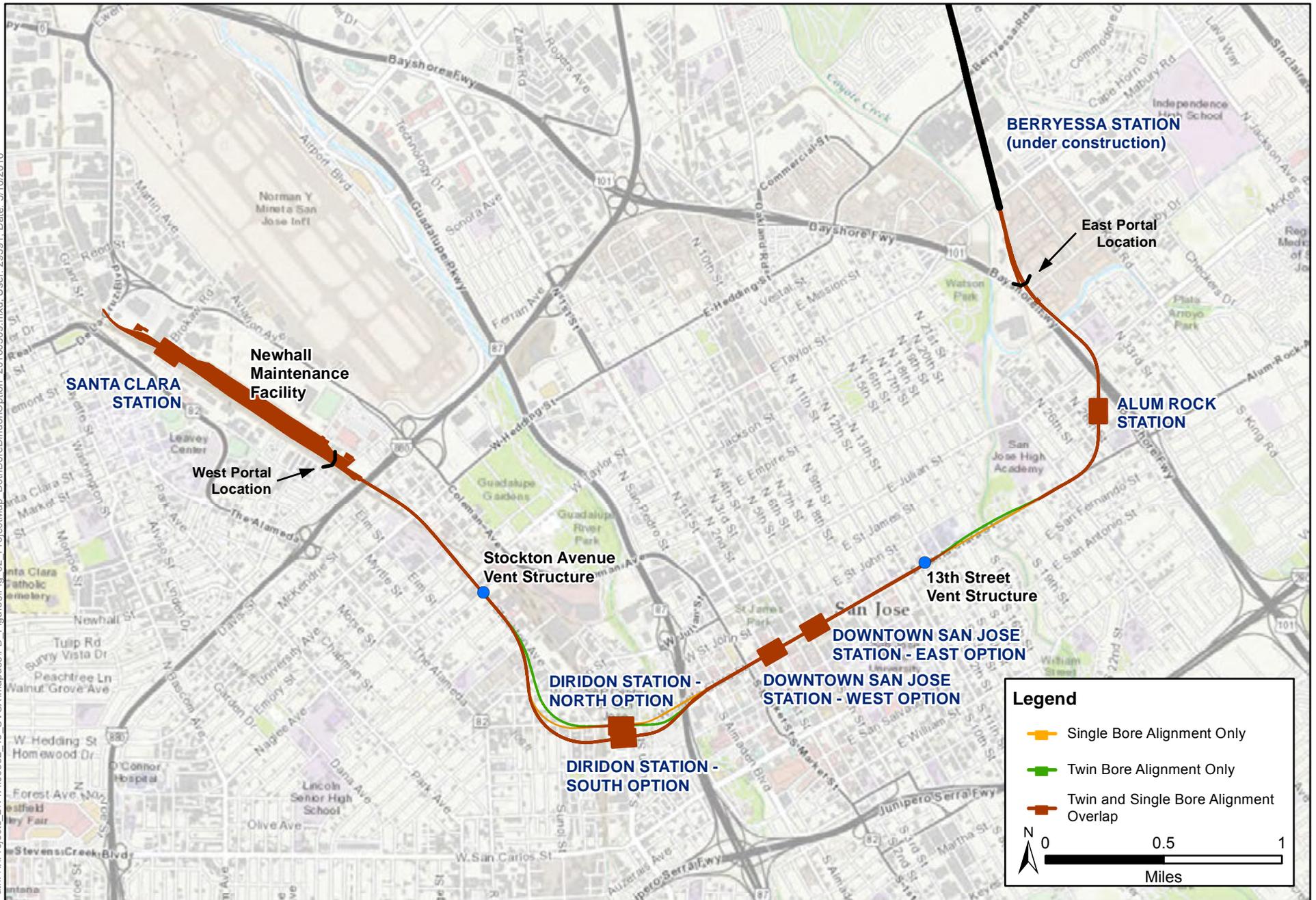


Figure 1
Regional Location
 VTA's BART Silicon Valley-Phase II Extension Project

Graphics ... 332.13 (2-23-2015)

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Source: Station and Track, VTA 2014; Basemap, ESRI 2015

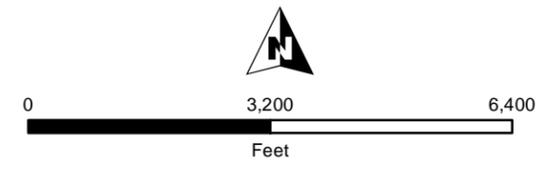
Figure 2
Project Map (with Options)
VTA's BART Silicon Valley – Phase II Extension Project

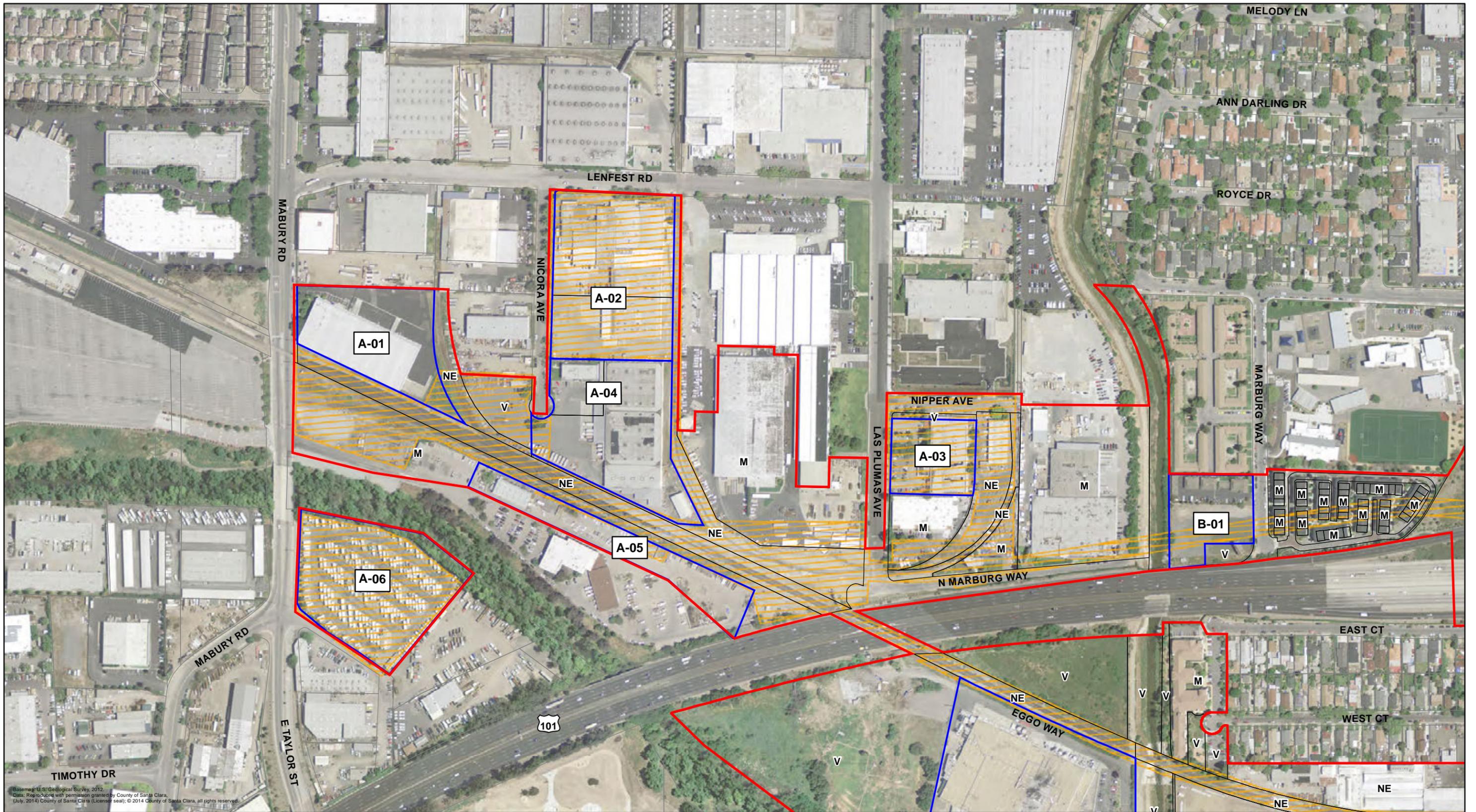


Basemap: U.S. Geological Survey, 2012.
Data: Reproduced with permission granted by County of Santa Clara.
(July, 2014) County of Santa Clara (License: sep), © 2014 County of Santa Clara, all rights reserved.

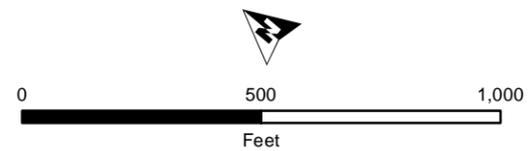
Figure 3-INDEXT. Architectural APE

 Architectural APE  Map Sheet





Base map: U.S. Geological Survey, 2012.
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- Architectural APE
- Historic District
- Project Footprint

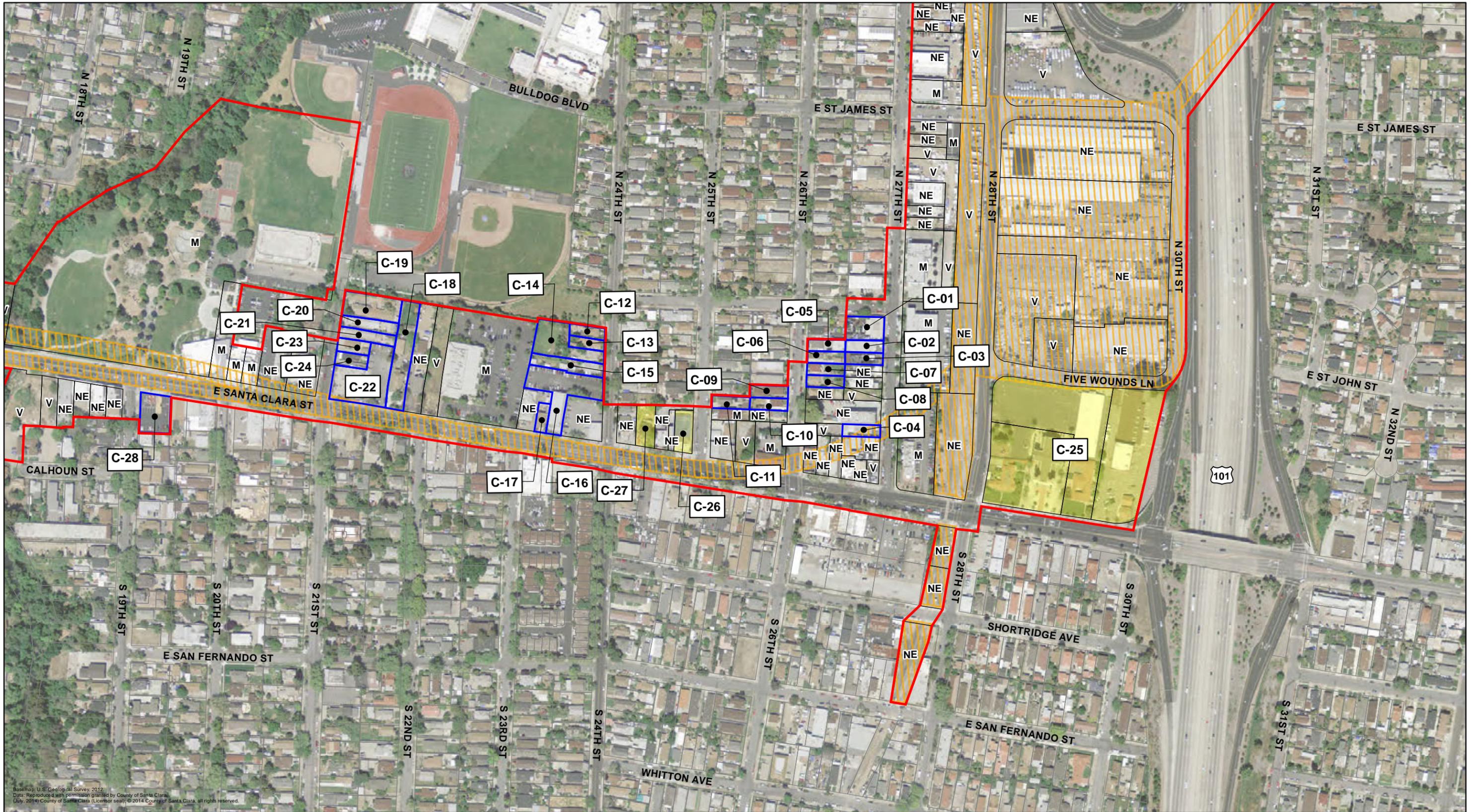
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- Map Reference Number (Eligible)
Previously determined eligible for or listed in the NRHP and CRHR per 2003 HRER

- Map Reference Number (CEQA only)
Historical Resource for the purposes of CEQA only
- Map Reference Number (Not Eligible)
Not eligible for listing in NRHP or CRHR as per current survey

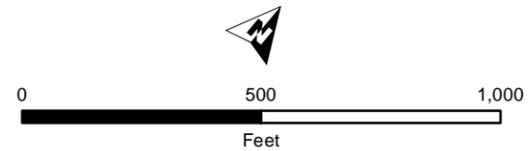
Figure 3-A. Architectural APE

V = Vacant
 M = Modern (built after 1975)
 NE = Previously Determined Not Eligible with SHPO Concurrence (2003)

Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



Base map: U.S. Geological Survey, 2012.
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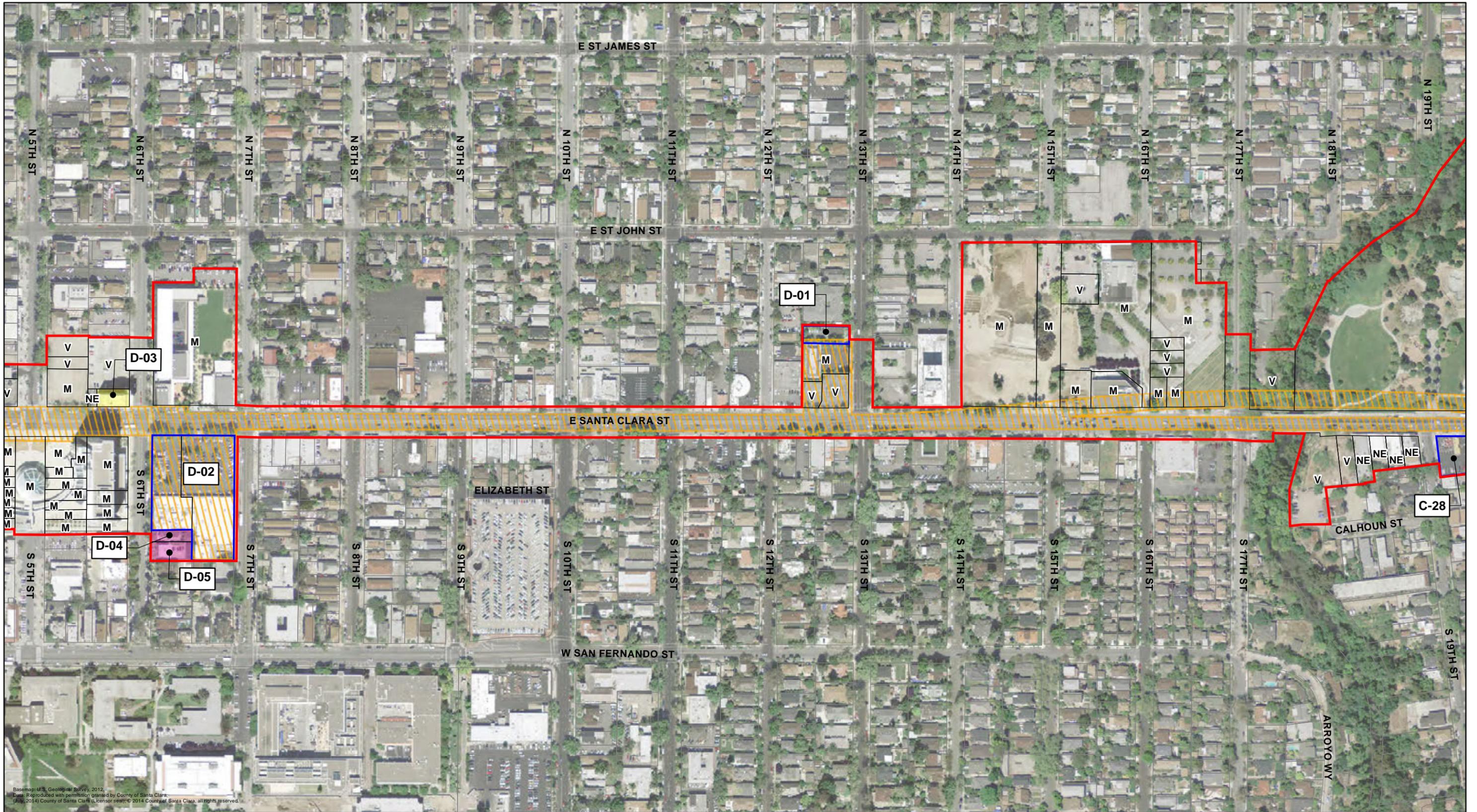
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- Historic District
- Project Footprint

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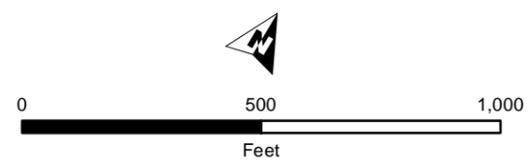
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Not eligible for listing in NRHP or CRHR as per current survey

Figure 3-C. Architectural APE

V = Vacant
 M = Modern (built after 1975)
 NE = Previously Determined Not Eligible with SHPO Concurrence (2003)



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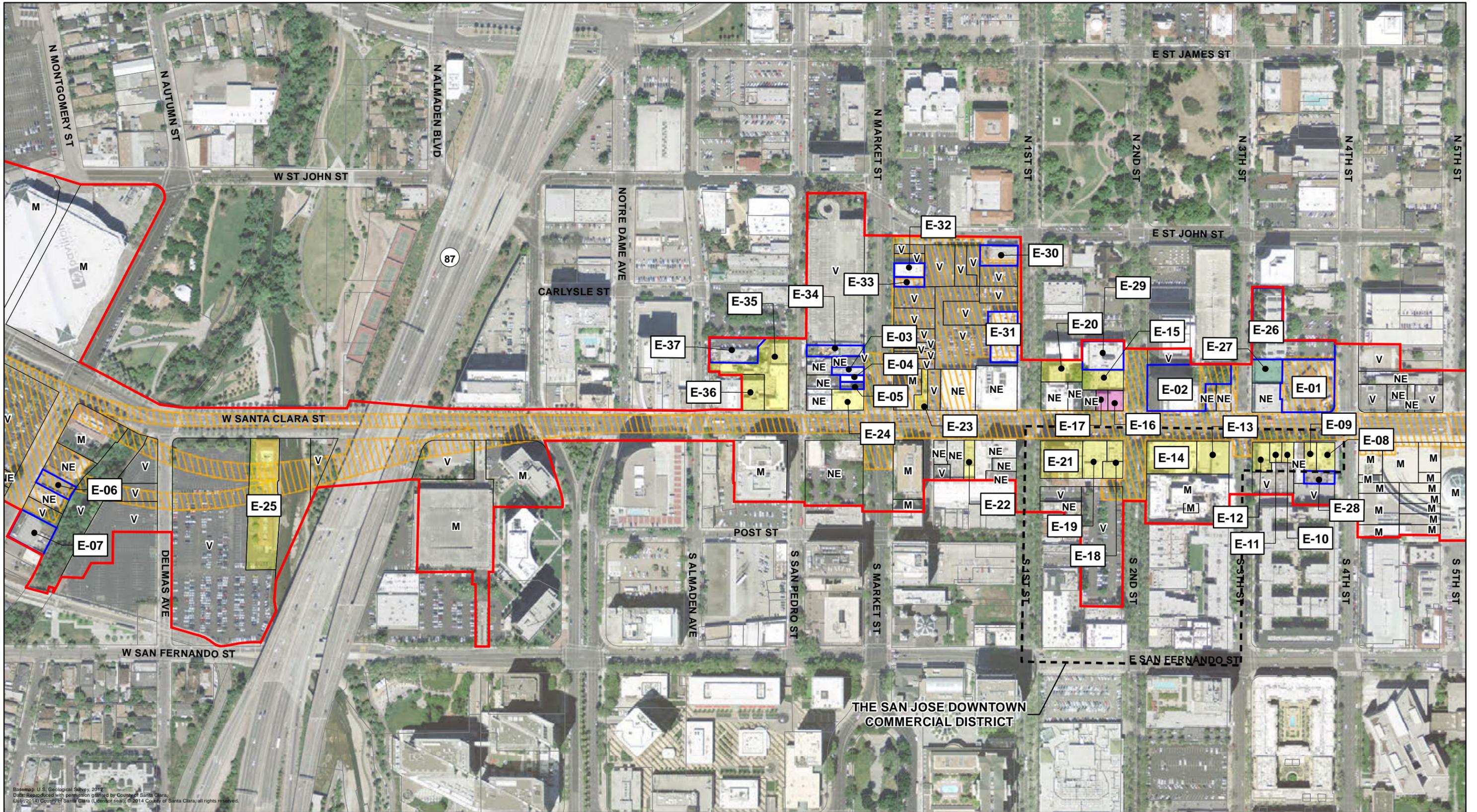
- Architectural APE
- Historic District
- Project Footprint

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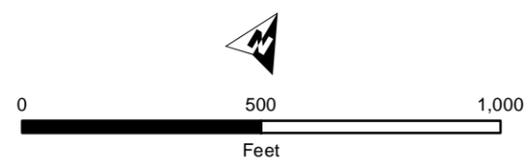
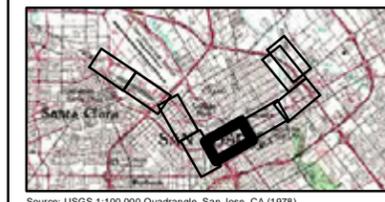
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Historical Resource for the purposes of CEQA only
- D-01 Map Reference Number (Not Eligible)
Not eligible for listing in NRHP or CRHR as per current survey

Figure 3-D. Architectural APE

V = Vacant
 M = Modern (built after 1975)
 NE = Previously Determined Not Eligible with SHPO Concurrence (2003)



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- Architectural APE
- Historic District
- Project Footprint

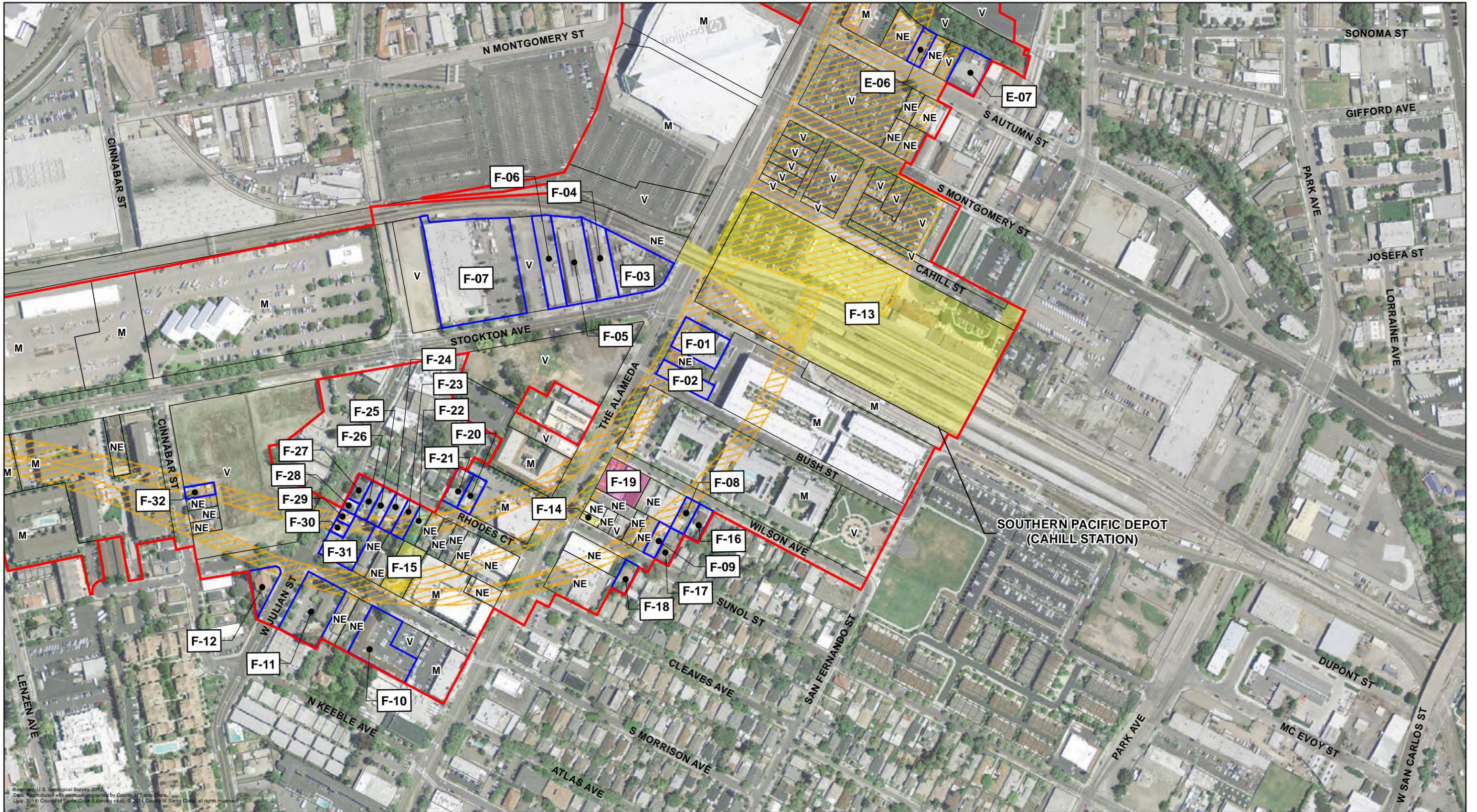
- E-01 Map Reference Number (Eligible)
Eligible for or listed in the NRHP and CRHR as per current survey
- E-01 Map Reference Number (Eligible)
Previously determined eligible for or listed in the NRHP and CRHR per 2003 HRER

- E-01 Map Reference Number (CEQA only)
Historical Resource for the purposes of CEQA only
- E-01 Map Reference Number (Not Eligible)
Not eligible for listing in NRHP or CRHR as per current survey

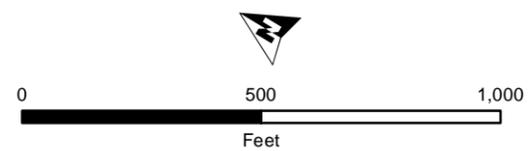
Figure 3-E. Architectural APE

V = Vacant
 M = Modern (built after 1975)
 NE = Previously Determined Not Eligible with SHPO Concurrence (2003)

Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



Base map: U.S. Geological Survey, 2012.
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- Architectural APE
- Historic District
- Project Footprint

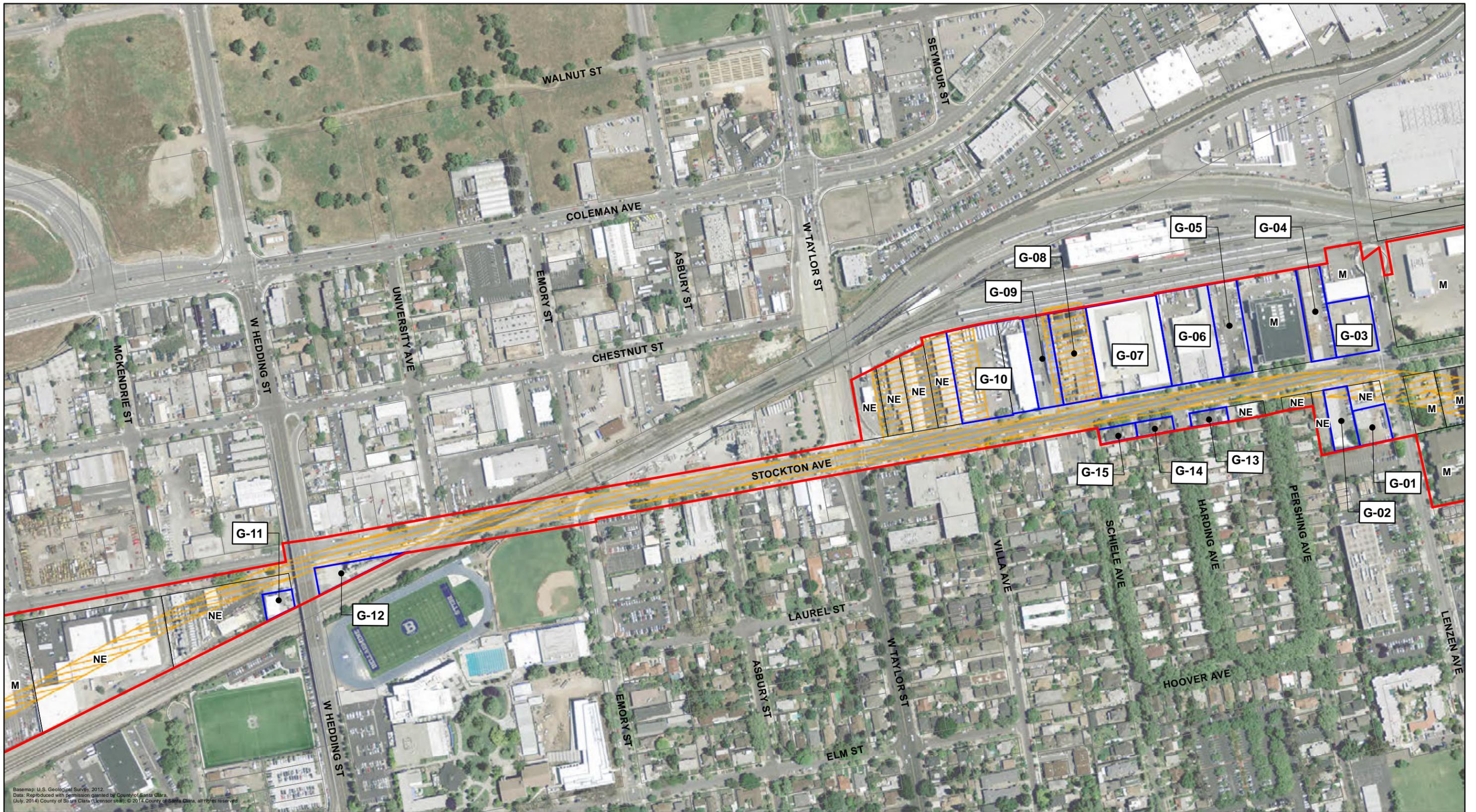
- F-01 Map Reference Number (Eligible)
Eligible for or listed in the NRHP and CRHR as per current survey
- F-01 Map Reference Number (Eligible)
Previously determined eligible for or listed in the NRHP and CRHR per 2003 HRER

- F-01 Map Reference Number (CEQA only)
Historical Resource for the purposes of CEQA only
- F-01 Map Reference Number (Not Eligible)
Not eligible for listing in NRHP or CRHR as per current survey

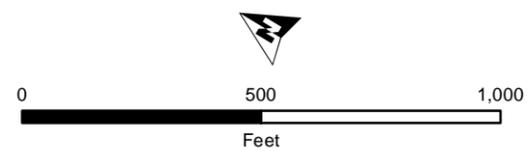
Figure 3-F. Architectural APE

V = Vacant
 M = Modern (built after 1975)
 NE = Previously Determined Not Eligible with SHPO Concurrence (2003)

Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



Basemap: U.S. Geological Survey, 2012.
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- Architectural APE
- Historic District
- Project Footprint

- G-01 Map Reference Number (Eligible)
Eligible for or listed in the NRHP and CRHR as per current survey
- G-01 Map Reference Number (Eligible)
Previously determined eligible for or listed in the NRHP and CRHR per 2003 HRER

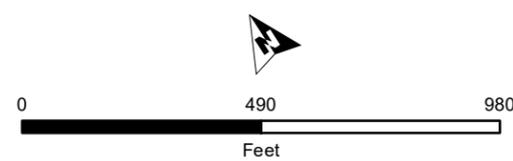
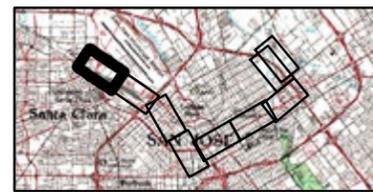
- G-01 Map Reference Number (CEQA only)
Historical Resource for the purposes of CEQA only
- G-01 Map Reference Number (Not Eligible)
Not eligible for listing in NRHP or CRHR as per current survey

Figure 3-G. Architectural APE

V = Vacant
 M = Modern (built after 1975)
 NE = Previously Determined Not Eligible with SHPO Concurrence (2003)



Base map: U.S. Geological Survey, 2012.
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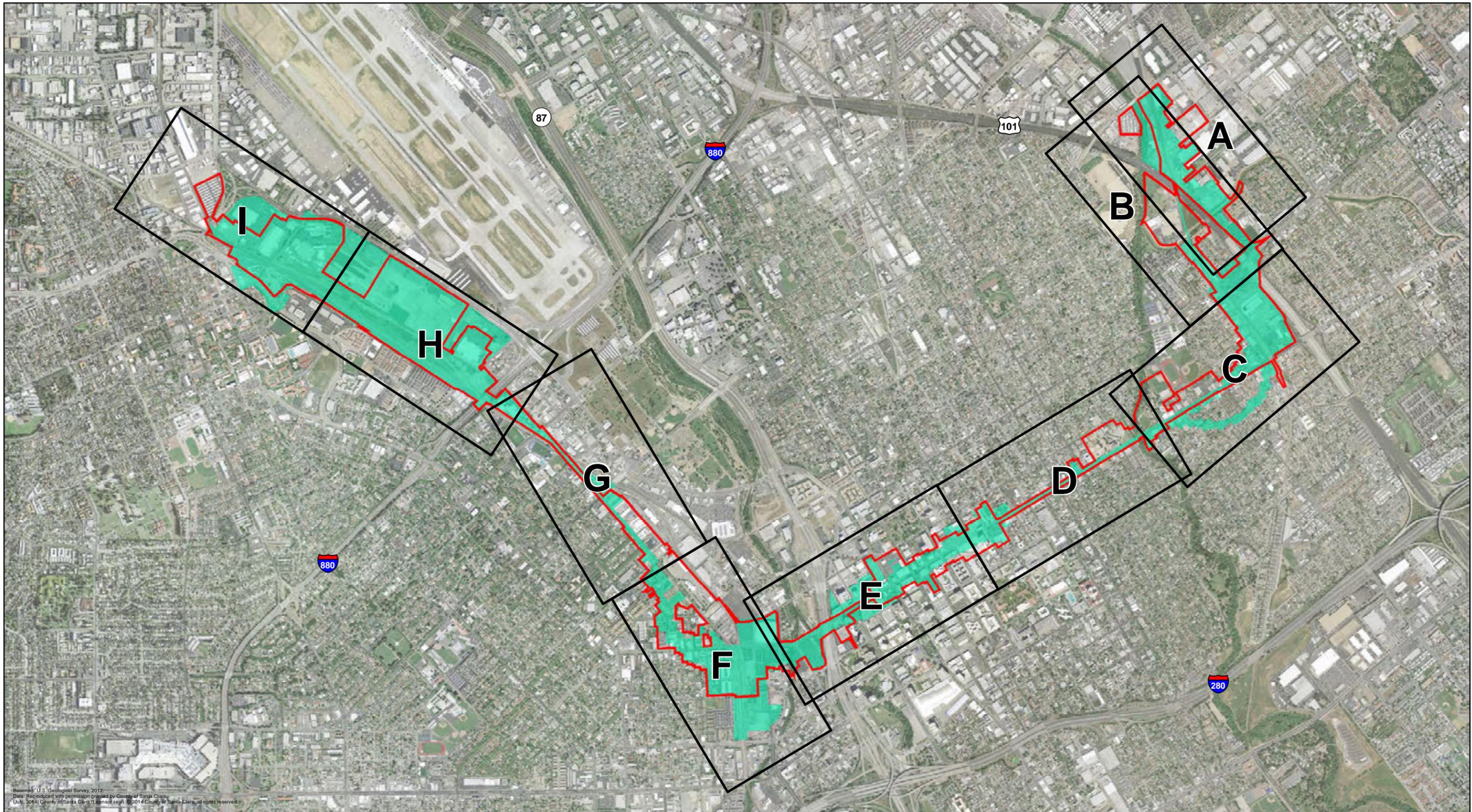
- Architectural APE
- Historic District
- Project Footprint

- I-01 Map Reference Number (Eligible) Eligible for or listed in the NRHP and CRHR as per current survey
- I-01 Map Reference Number (Eligible) Previously determined eligible for or listed in the NRHP and CRHR per 2003 HRER

- I-01 Map Reference Number (CEQA only) Historical Resource for the purposes of CEQA only
- I-01 Map Reference Number (Not Eligible) Not eligible for listing in NRHP or CRHR as per current survey

Figure 3-I. Architectural APE

V = Vacant
 M = Modern (built after 1975)
 NE = Previously Determined Not Eligible with SHPO Concurrence (2003)



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- Architectural APE (2016)
- Architectural APE (2003)
- Map Sheet

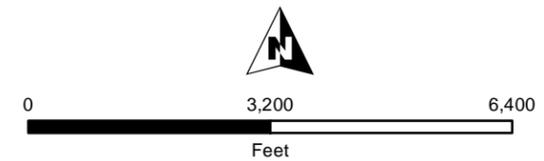
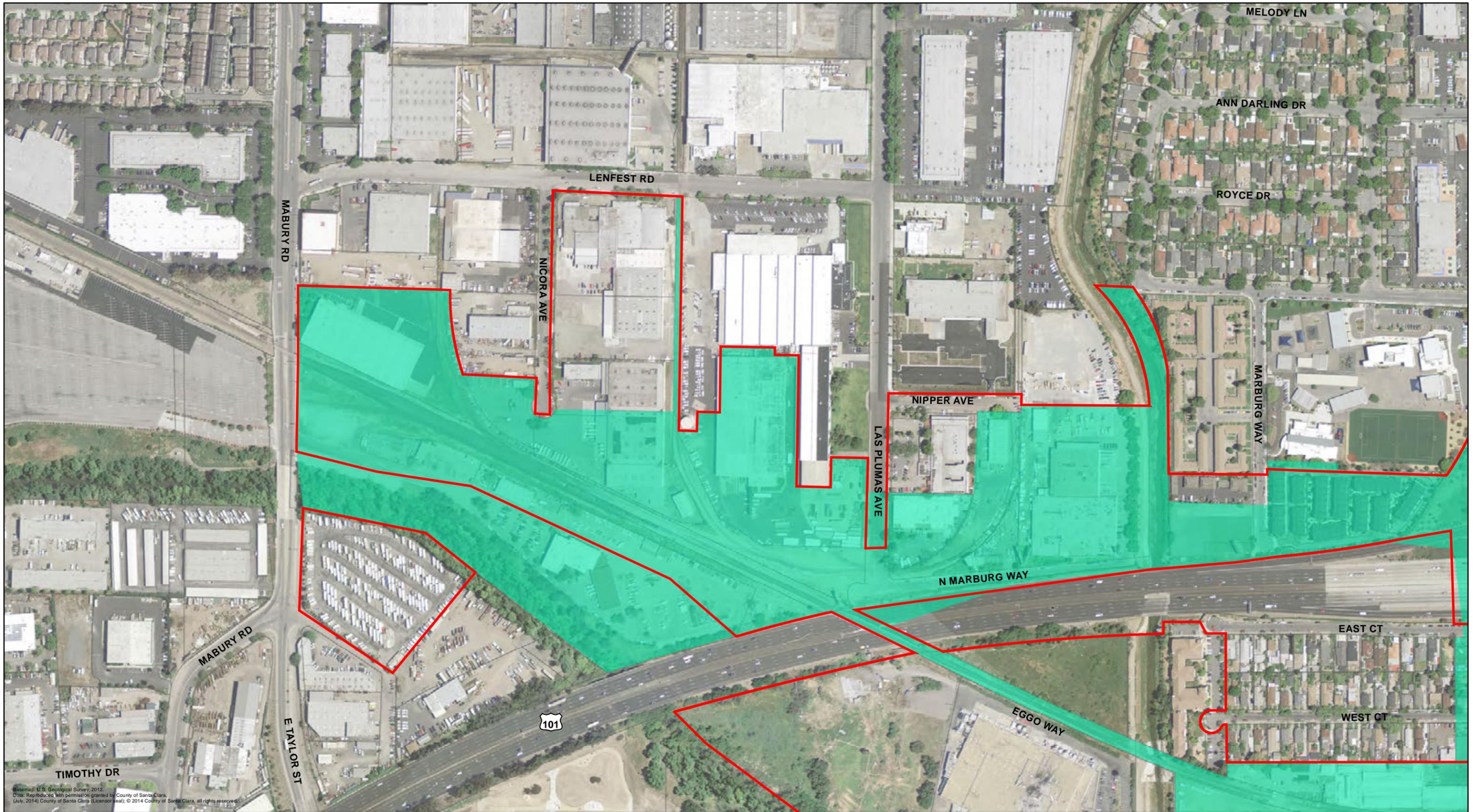


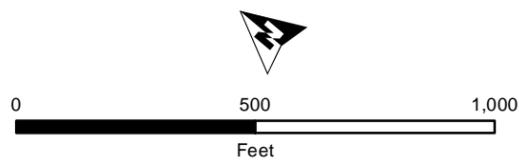
Figure 4-INDEX. Previous and Current APEs



Base map: U.S. Geological Survey, 2012.
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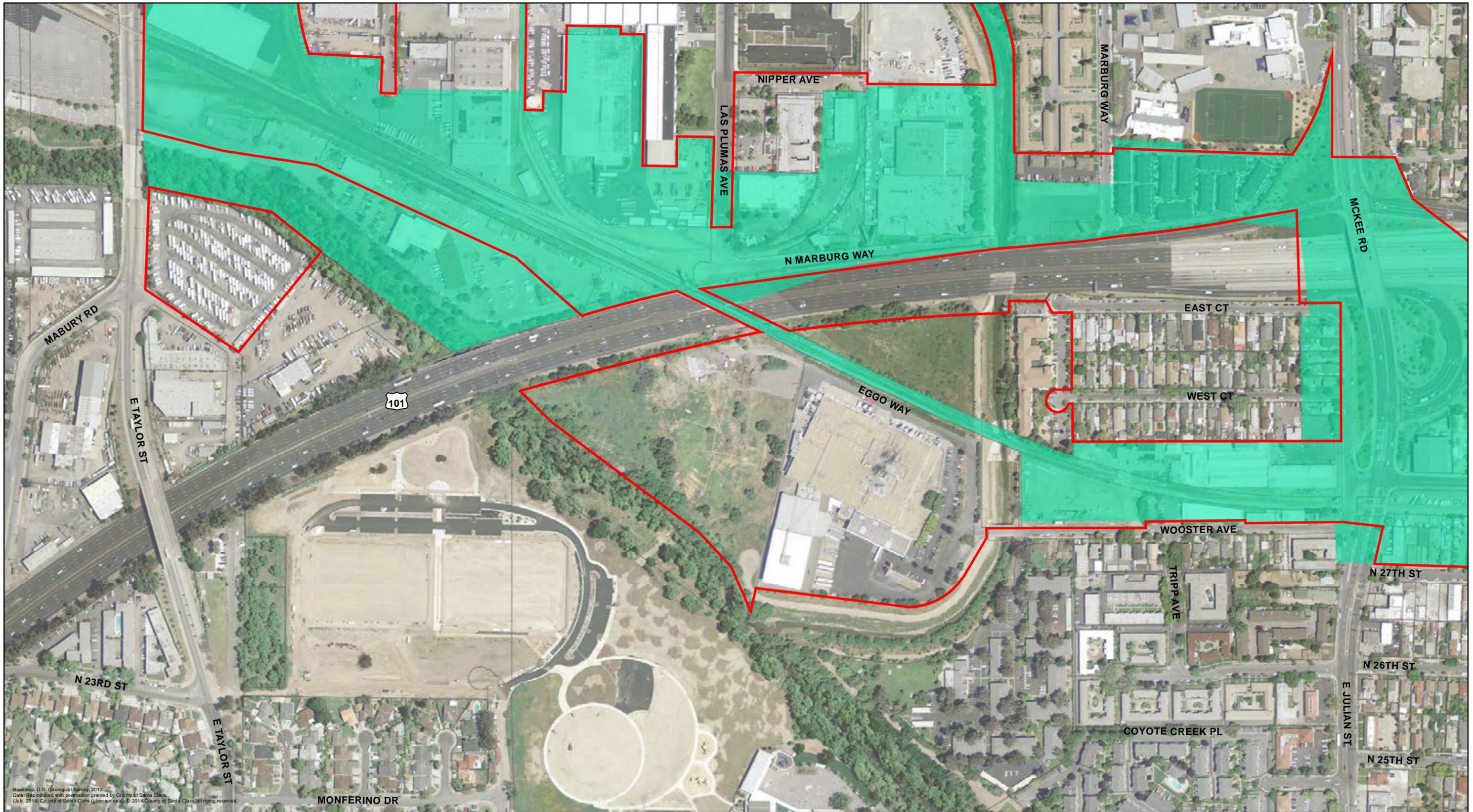


Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



- Architectural APE (2016)
- Architectural APE (2003)

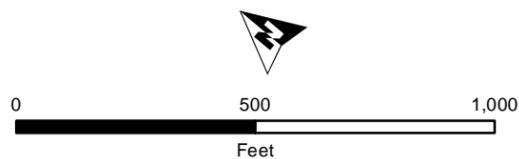
Figure 4-A. Previous and Current APES



Base map: U.S. Geological Survey, 2012
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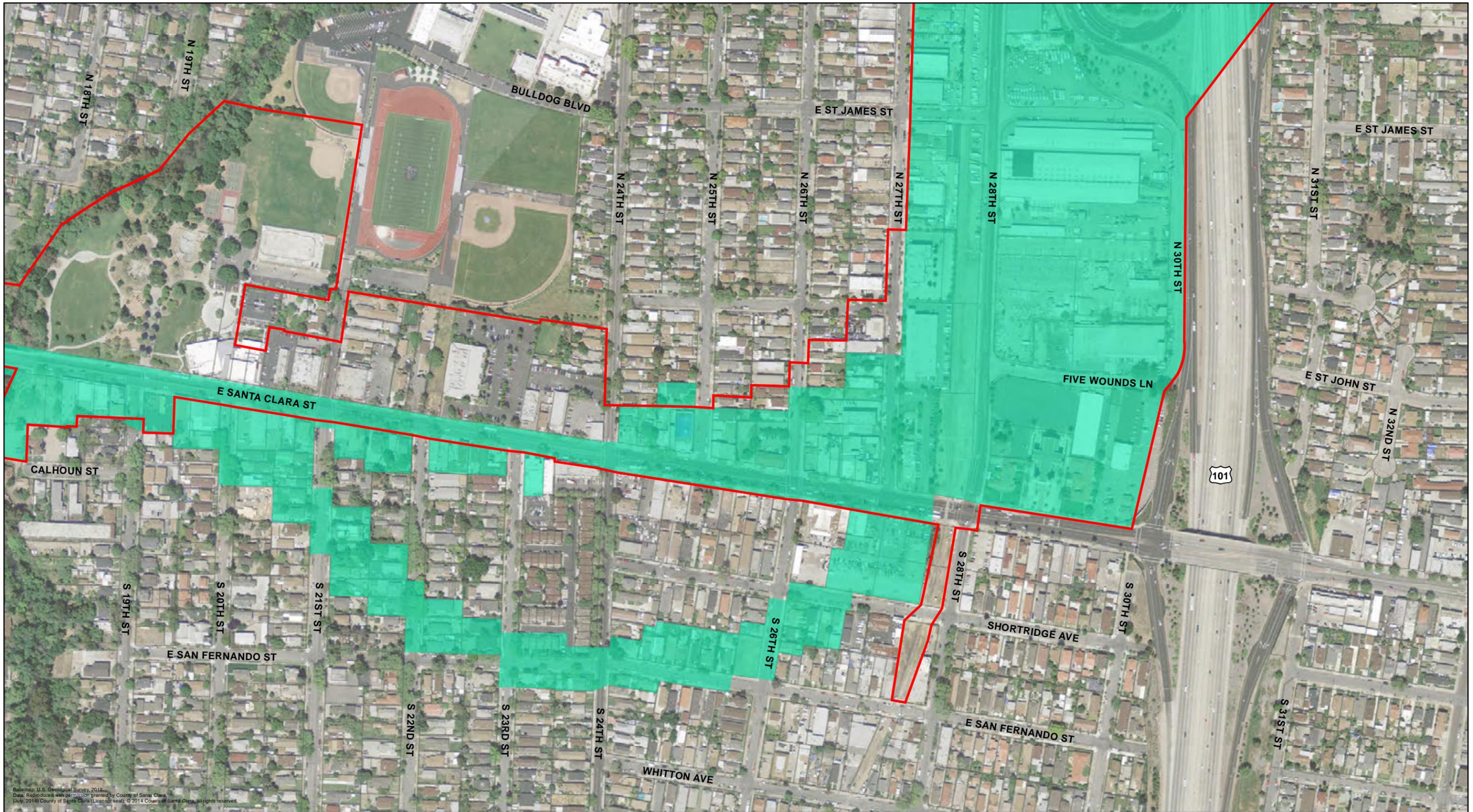


Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



- Architectural APE (2016)
- Architectural APE (2003)

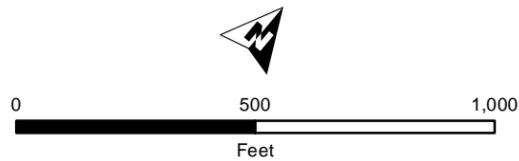
Figure 4-B. Previous and Current APEs



Base map: U.S. Geological Survey, 2012.
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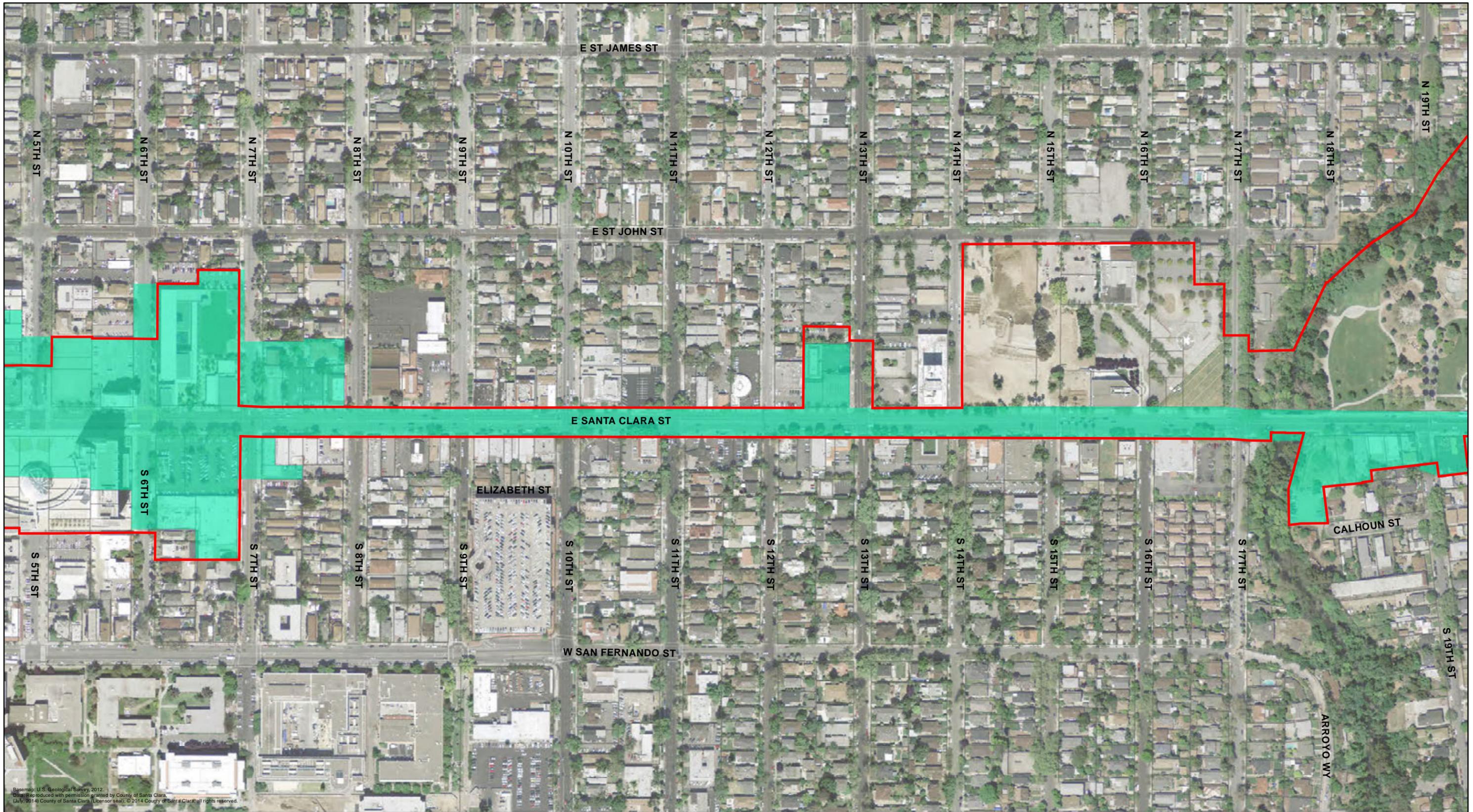


Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



- Architectural APE (2016)
- Architectural APE (2003)

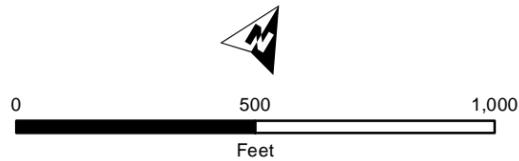
Figure 4-C. Previous and Current APEs



Base map: U.S. Geological Survey, 2012.
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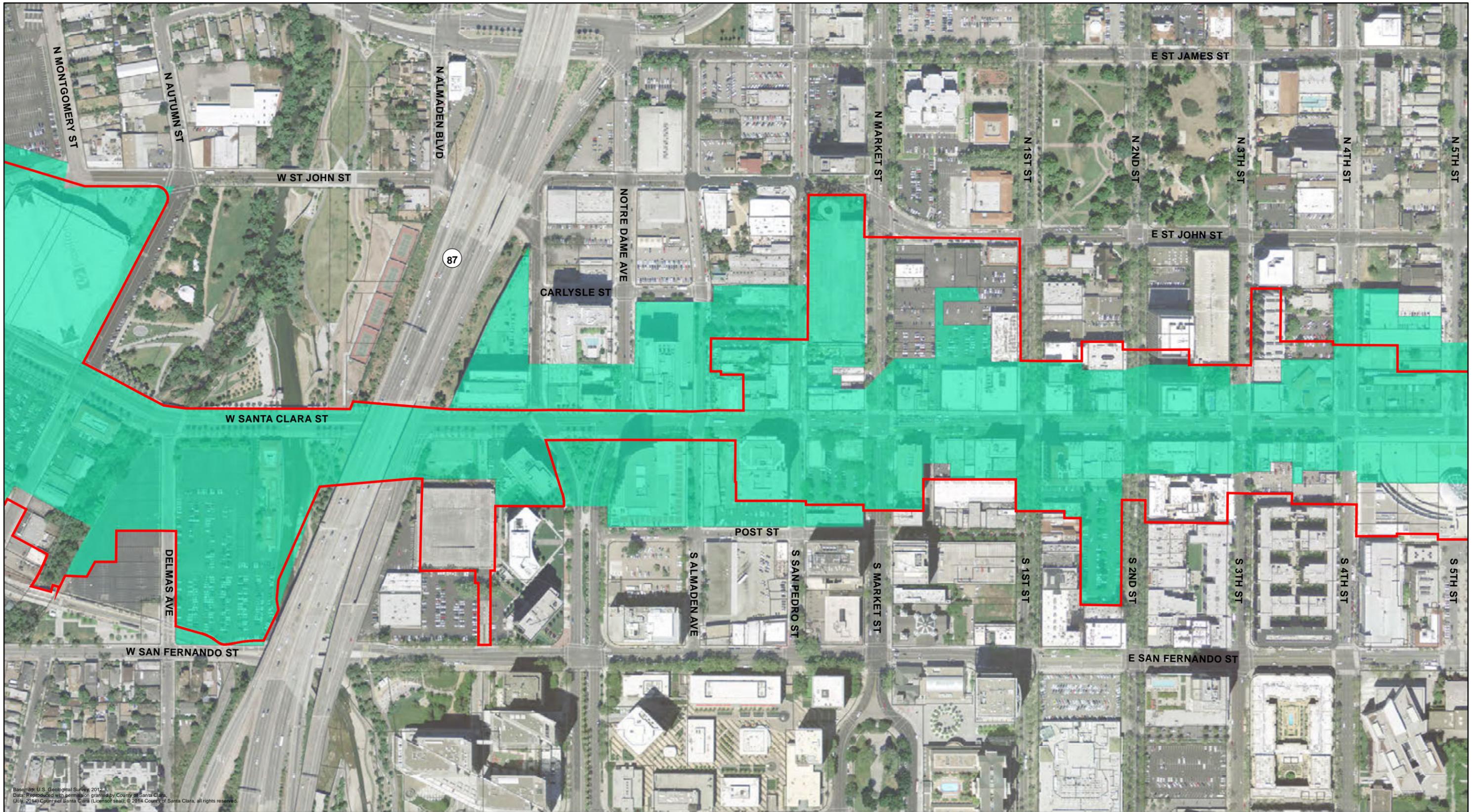


Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



- Architectural APE (2016)
- Architectural APE (2003)

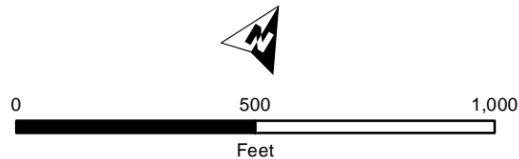
Figure 4-D. Previous and Current APES



Base map: U.S. Geological Survey, 2012.
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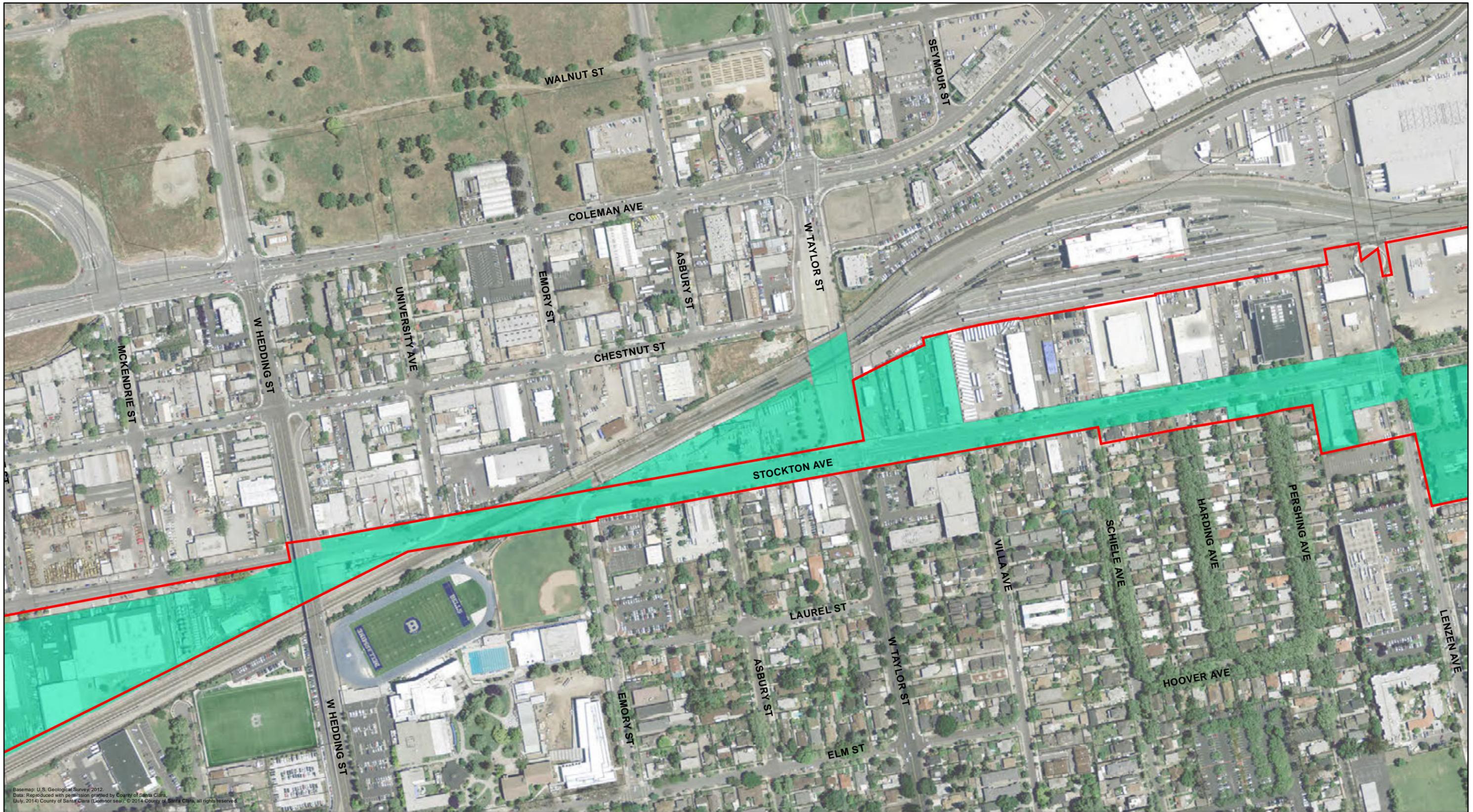


Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



- Architectural APE (2016)
- Architectural APE (2003)

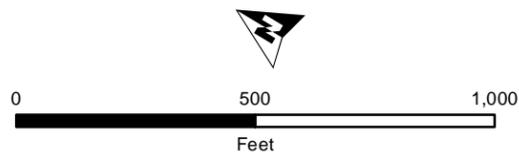
Figure 4-E. Previous and Current APEs



Base map: U.S. Geological Survey, 2012.
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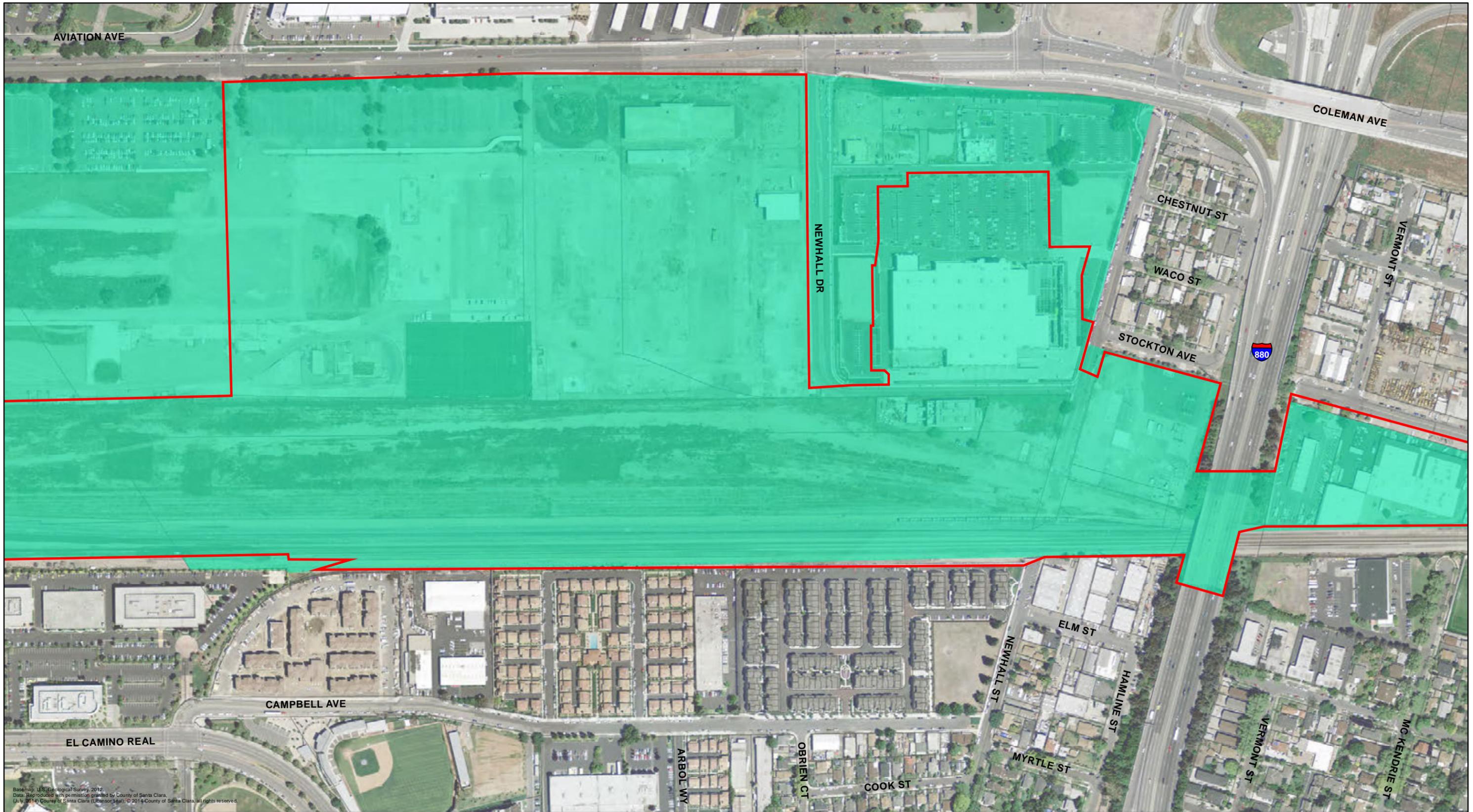


Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



- Architectural APE (2016)
- Architectural APE (2003)

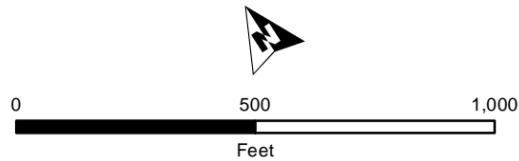
Figure 4-G. Previous and Current APEs



Base map: U.S. Geological Survey, 2012.
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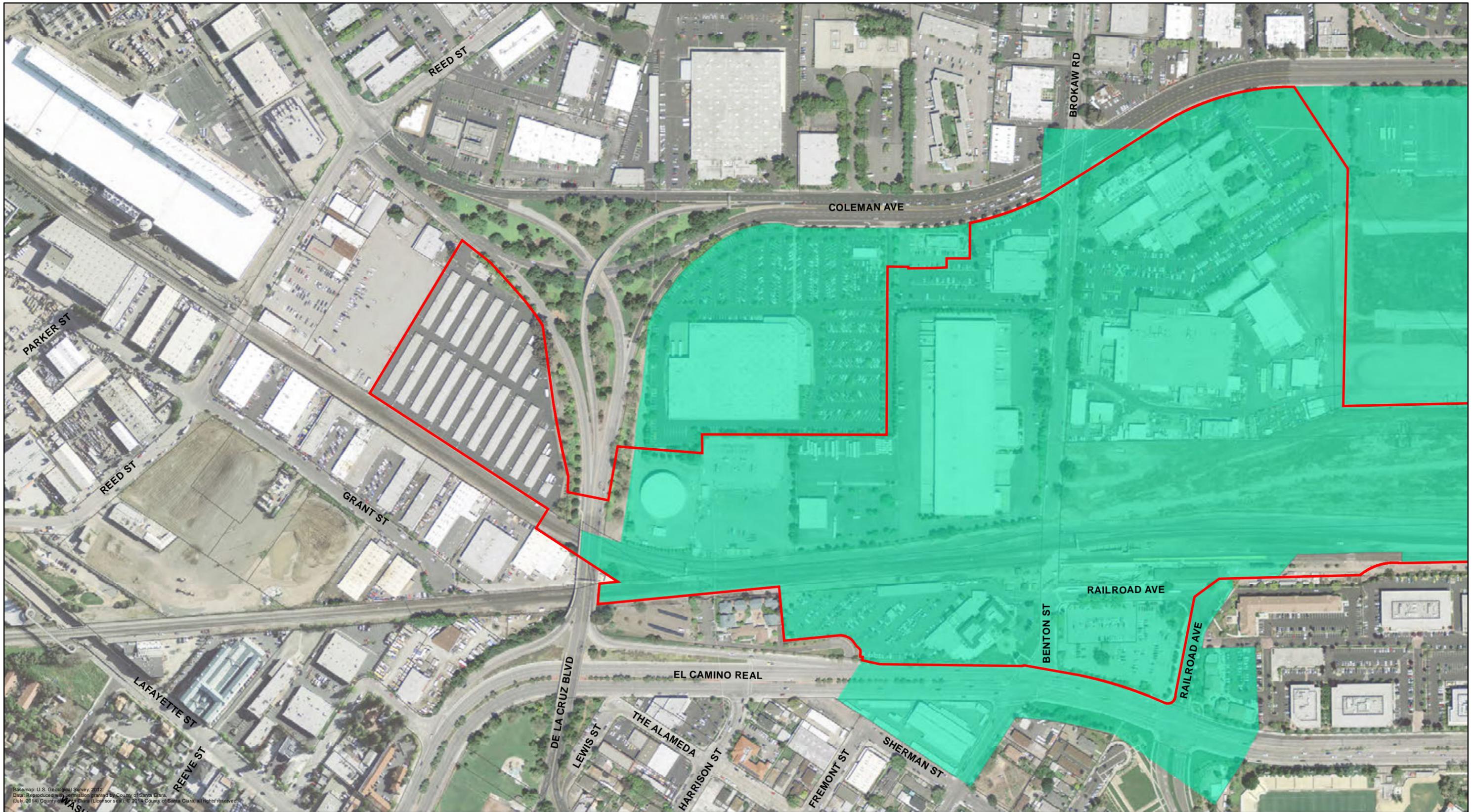


Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



- Architectural APE (2016)
- Architectural APE (2003)

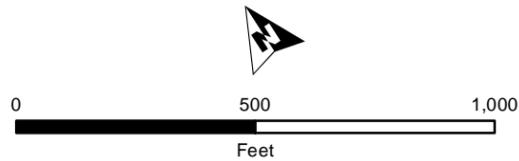
Figure 4-H. Previous and Current APEs



Base map: U.S. Geological Survey, 2012.
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Source: USGS 1:100,000 Quadrangle, San Jose, CA (1978).



- Architectural APE (2016)
- Architectural APE (2003)

Figure 4-I. Previous and Current APEs

APPENDIX B:
DPR 523 Forms

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) Map Reference # A-01

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1961 (photorevised 1980) T ___; R ___; Sec ___; M.D.B.M.

c. Address 1460 Mabury Rd. City San Jose Zip 95133

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 254-02-044

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

The 60,800 square foot warehouse at 1460 Mabury Road is a tilt up rectangular concrete building with flat roof (**Photograph 1**). A shallow parapet hides the roof and ventilation systems. An office is located in the northeast corner, accessed via a large recessed entry and a second smaller entrance with pair of anodized metal doors with sidelights and transom is just west of the larger entry. Two large windows, one with an awning, provide light on the north side. The east side includes seven loading docks and a raised personnel entry. Each loading dock has an overhead door several feet above grade. One has been altered to include a wheelchair ramp. Four additional doors are located on the west side along the railroad line, but lack spur tracks. A concrete platform with an overhead door is on the south west corner and accessed via a ramp.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing south, November 19, 2013

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1971, Santa Clara County Assessor Records

*P7. Owner and Address:
Hertz Realty Inc.
3527 Mt. Diablo Blvd. #292
Lafayette, CA 94549-3815

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: warehouse B4. Present Use: warehouse

*B5. Architectural Style: utilitarian; tilt-up concrete

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1971; alteration to north entry 1990; addition of side entrance 1998

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 1460 Mabury Road does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial/industrial expansion at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

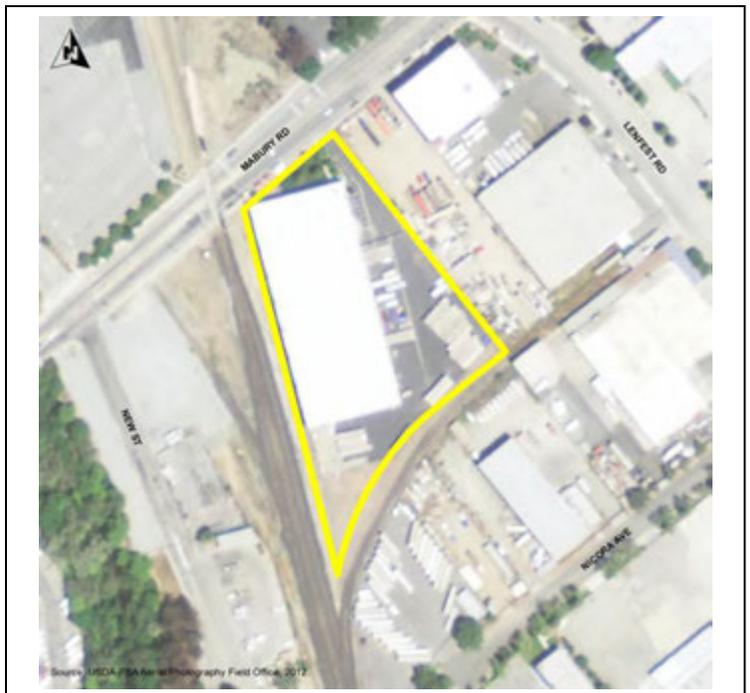
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: November 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The area bounded by Mabury road, King road, the Western Pacific Railroad and Miguelita Creek developed as an industrial park on the eastern outskirts of San Jose during the 1960s. It was around this time that San Jose's urban development expanded out onto adjacent agricultural land for various commercial, industrial, and residential uses now present in the area east and northeast of the Bayshore Freeway, US 101 along the Western Pacific Railroad line, east of Coyote Creek. This area developed because it was adjacent to the city's urban zone and had ready access to both the burgeoning freeway system and the railroad. Development also reflected the growing post-war demand for new manufacturing, processing, commercial, and industrial endeavors and products. Through the 1940s and into the 1950s there were only a handful of commercial or industrial properties in this area, but the landscape began to change rapidly during the early 1960s as San Jose expanded eastward. This expansion breached the barrier presented by the Bayshore Freeway at the city's northeast corner and soon included warehouses and industrial businesses along Las Plumas Avenue, between the freeway and King Road, as well as around the intersection of East Taylor Street and the freeway. Shipping and light industrial development filled the area over the next few years, and often included installation of new rail spurs to serve the larger of the facilities.¹

The warehouse at 1460 Mabury Road was built in 1971 for Hertz Realty, Incorporated who has leased it to various tenants, using partitions to divide the building into units. Some tenants of the building included, Erikson Van & Storage; Grabel Van Lines; Orco Construction Supply; and Marietta Drapery and Window Coverings Company. The current tenants are Solutions Office Interiors.²

Evaluation

This property does not have important associations with historic events that made significant contributions to the broad patterns of our history, and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. Following World War II, San Jose experience rapid growth and annexed surrounding agricultural lands for industrial, commercial, and industrial growth. The industrial pocket south of Mabury Road between King Road and the Bayshore Freeway was one of many developed in this period. The warehouse at 1460 Mabury Road was typical of development in these parks and was not associated with any particular important industry or company. This property has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the individuals associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant as important examples of a type, period, or method of construction. Tilt up concrete construction developed in the 1920s and its methods were subsequently refined in the following years. By 1971, when this building was constructed, tilt-up construction had been a common construction technique for decades. The building is utilitarian in plan and design, lacking stylistic cues or engineering significance.³

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. In addition to lacking historical significance and not meeting the above criteria, the alteration to the north entrance and addition of a side entrance have diminished the property's integrity of design, workmanship and materials.

¹ USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961, 1968, 1973, and 1980); USGS, Aerial Photograph, San Jose (Washington, D.C.: 1948, 1960, 1968, and 1980); Oblique Aerial Photographs, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971 (Caltrans Transportation Library, Sacramento).

² City of San Jose, Building Department, Application for Permit, No. 9870896, November 23, 1998; No. 84572F, December 4, 1974; No. 80781F, March 27, 1974; No. 8169, April 15, 1974; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

³ F. Thomas Collins, "Tilt-up Construction in the Western United States," *Journal of the American Concrete Institute*, October 1951, 133-135; Franklin G. Jansen, "Tilt-Up Construction," *CEC Bulletin*, 6:9 (September 1952): 243-245.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # A-02

P1. Other Identifier: 665 Lenfest Road

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address: 665 Lenfest Road City: San Jose Zip: 95133

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 254-02-029 and 254-02-057

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

The light industrial property at 665 Lenfest Road located in San Jose is on parcels 254-02-029 and 254-02-057, which are 5.29-acres combined. This property is comprised of several interconnected buildings built at different times of varying sizes, heights, roof styles, cladding, windows and doors. They are designated Sections A – L for the purposes of this form (**Site Map; Photograph 1**). A six-foot stucco clad wall surrounding the facility along the public right-of-way obscured some elements of the facility from visual inspection. Section A, constructed in 1956, forms the east corner of the facility. It has a double bow-truss roof and smooth tilt-up concrete walls. There are metal roll-up doors and personnel doors on south and east sides (**Photograph 2**). The northeast corner is made up of sections B, C, E, and K, each constructed in different years between 1958 and 1970. This collection of buildings is single story with a flat roof. There are two top-hung metal doors and a metal roll-up door on the east side (**Photograph 3**). Section D, constructed in 1963, is a small concrete block addition on the east side. Visible elements are metal personnel doors and multi-pane windows (**Photograph 4**). (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial Building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, Sections I and J (on left), camera facing south, January 14, 2015

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1956, City of San Jose Building Permits

*P7. Owner and Address:
FRE 449 LLC
1737 N 1st Street, #400
San Jose, CA 95112-4533

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
1490 Drew Ave, Suite 110,
Davis, CA 95618

*P9. Date Recorded: January 14, 2015

*P10. Survey Type: (Describe): Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: ADS Food Products/National Preserve Company

B2. Common Name: BR Printers/DeHart's Media Services, Inc.

B3. Original Use: Light Industrial/Food Processing B4. Present Use: Light Industrial/Printing

*B5. Architectural Style: Industrial/Utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Section A, 1956; Section B and C, 1958; Sections D, E, F, G, H, 1963; Section I, 1964; Alterations to Section I, 1967; Section J, 1970; Section L, 1985; office/kitchen addition to unknown Section, 1990; unknown exterior alterations, 1992; alterations including removing door and windows, adding doors and windows, removing metal siding and replacing with plaster, 2008.

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

*B8. Related Features: none

B9. Architect: unknown b. Builder: Richard Winkler

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 665 Lenfest Road does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property is not significant for their association with the industrial development of San Jose at local, state or national levels (NRHP Criteria A or CRHR Criteria 1), nor is it associated with any historically significant people (NRHP Criteria B or CRHR Criteria 2). The buildings on the property do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criteria C or CRHR Criteria 3), nor are they the work of a master. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies, however, these buildings do not appear to be a principal source of important information in this regard (NRHP Criteria D or CRHR Criteria 4). This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

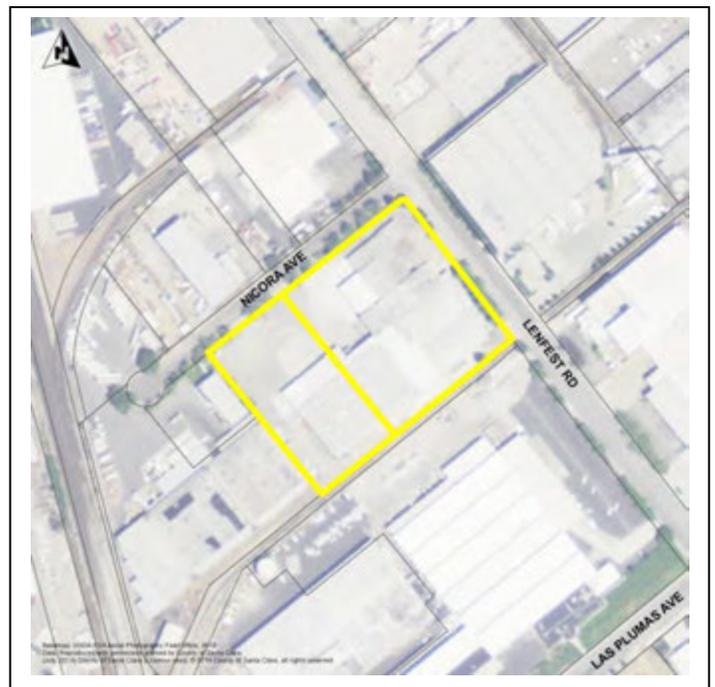
*B12. References: San Jose Building Permits, Ca Room San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); Caltrans Oblique Aerial Photograph, US 101 Bayshore Freeway, 1957; Aerial Photographs, 1960 and 1977. See also footnotes.

B13. Remarks:

*B14. Evaluator: Leslie Trew

*Date of Evaluation: January 2015

(This space reserved for official comments.)



P3a. Description (continued):

Sections F, G, and H, constructed in 1963, is in the northeast corner of the facility. Sections G and H are clad with vertical groove wood panels, while Section F appears to be tilt-up concrete. Sections G and F have flat roofs and Section H has a very low pitched gable roof. Also visible are fixed pane windows, a full glass double door with surrounding fixed pane windows on Section H and a metal roll up double door on Section G (**Photograph 5**). Section I, constructed in 1964, is a large building on the southwest corner of the complex with a flat truss roof. On the north side is a covered loading dock with metal roll-up doors and personnel doors (**Photograph 1** and **Photograph 6**). Section J, constructed ca. 1970 is between sections A and I. It has a low pitched gable roof and is clad entirely in corrugated metal. On the south side is a metal roll-up door (**Photograph 6**). Section L, constructed in 1985, is clad in raised ridge metal siding and topped by a flat roof. On its west side, long rows of windows stretch across the first and second stories and a full glass double door is on the first floor. On the east side is a metal roll-up door and two metal personnel doors. This side has some vertical groove wood panel siding and stucco cladding (**Photograph 7**).

B10. Significance (continued):

Historic Context

Following World War II, the San Jose area experience a sustained period of growth that lasted into the 1960s. The city expanded in every direction onto former agricultural land with residential, commercial and industrial development. On the east side of San Jose, growth pushed eastward past the Bayshore/US 101 freeway. While the majority of the new construction east of the freeway was residential, there were also areas devoted to large industrial buildings. One such pocket of industry was roughly bounded by the freeway, Las Plumas Avenue, Mabury Road, and Education Park Drive, and included Lenfest Road. This area was well suited for industrial development because there were large tracts of open land close to the freeway and the railroad. Construction of industrial/commercial buildings and associated railroad spurs in this area began in the mid-1950s and continued through the 1970s.¹

Among the thriving industries at this time in San Jose was food canning and processing and the property at 665 Lenfest Road was first developed in 1956 as a food processing plant by ADS Food Products, a division of National Preserve Company. The company steadily expanded, adding buildings in 1958, 1963, and acquired an adjacent parcel, (APN 254-02-029), for a massive 27,000-square foot warehouse (Section I) built in 1964. Beginning in 1977, Carriage House Preserves, a fruit canning company, operated at this location, although National Preserve continued to own the property. Carriage House extensively marketed their canned fruit products to Northern California consumers in local newspapers during the 1970s and 1980s. They remained in San Jose as many canning facilities were closing in the 1980s because of high transportation and sewage costs, an increasing preference for fresh food, and migration of agriculture to the Central Valley.² In the mid-1990s, Red Wing Company operated at this facility with Carriage House processing corn syrup and vegetable oil. In 2002, Carriage House ceased operations at this facility and National Preserve Company sold the property to Professional Printing,

¹ USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington: USGS, 1953, 1961, 1968, 1973, and 1980); California Department of Transportation, Oblique Aerial Photographs, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971, Caltrans Transportation Library, Sacramento; Nationwide Environmental Title Research, "HistoricAerials," Historic Aerial Images, 1948, 1956, 1960, 1968, 1980, Available at <http://www.historicaerials.com/>.

² *San Jose Mercury*, "Sealing the Fate of a Dying Trade," August 22, 1982; *San Jose News*, "SJ Cannery Workers Fear Job Loss," January 7, 1976; *San Jose Mercury*, "Swing to Fresh Fruit is Starving Canneries," September 2, 1986; *San Jose Mercury*, "SJ Losing Another of its Canneries," November 25, 1982 (articles from Clippings File: San Jose, Canneries, California Room at San Jose Public Library); Santa Clara County Recorder, Deed, Western Pacific Railroad to National Preserve, OR 6021/655-658, May 9, 1963; City of San Jose, Building Permits, 665 Lenfest Road, various years, California Room, San Jose Public Library. Building permits also available online at San Jose Permits Online, <https://www.sjpermits.org/permits/permits/>; R.L. Polk & Co., *San Jose City Directory* (Los Angeles: R.L. Polk & Co., 1959-1979); "Carriage House [advertisement]," *Hayward Daily Review*, January 19, 1972; "Carriage House [advertisement]," *San Mateo Times*, November 10, 1970; "Carriage House [advertisement]," *Eureka Times Standard*, May 14, 1975; "Carriage House [advertisement]," *Argus*, November 10, 1976; "Carriage House [advertisement]," *Oakland Tribune*, June 2, 1976; "Carriage House [advertisement]," *Ukiah Daily Journal*, December 20, 1988.

Incorporated. Between 2004 and 2008, the tank farm was removed and the facility was remodeled to accommodate new uses. The property is currently occupied by BR Printing and DeHart's Media Services, Inc.³

Evaluation

Under NRHP Criteria A or CRHR Criteria 1, the property at 665 Lenfest Road does not appear to have significant associations with significant events or trends in local, state, or national history. This facility originally constructed in 1956 during an era of general and wide-spread commercial and industrial growth in San Jose. When built, the food processing and canning industry was already well established in San Jose and this property joined several other already existing food processing facilities in the area. As one of many industries and food processing plants, this property does not have important associations with San Jose's post-war industrial development or food processing industry.

This property are also not important for associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal any individuals associated with the development or use of this property have made demonstrably important contributions to history at the local, state, or national level.

The buildings on this property do not possess distinctive characteristics of a type, period, or method of construction, nor is it a work of a master architect (NRHP Criterion C or CRHR Criterion 3). This facility is a collection several adjoining buildings and additions constructed at various time. They were built primarily with function, efficiency, and economics in mind and are strictly utilitarian. The elements of this facility were all built using common materials and designs for their respective time and purpose. As such, this facility lacks architectural distinction and does not meet this criterion.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The buildings represent common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the property's integrity of design, materials, workmanship, feeling and association have been significantly diminished by several additions, replacement of exterior siding, addition of new windows and doors, and the conversion of the buildings and property from its original use as a food processing plant to printing facility.

³ Santa Clara County Assessor Information accessed via CoreLogic; City of San Jose, Building Permits, 665 Lenfest Road, various years, California Room, San Jose Public Library. Building permits also available online at San Jose Permits Online, <https://www.sjpermits.org/permits/permits/>

Photographs (continued):



Photograph 2. Section A, camera facing northwest, January 14, 2015.



Photograph 3. From left to right Sections J, B, E, and K, camera facing northwest, January 14, 2015.

Photographs (continued):

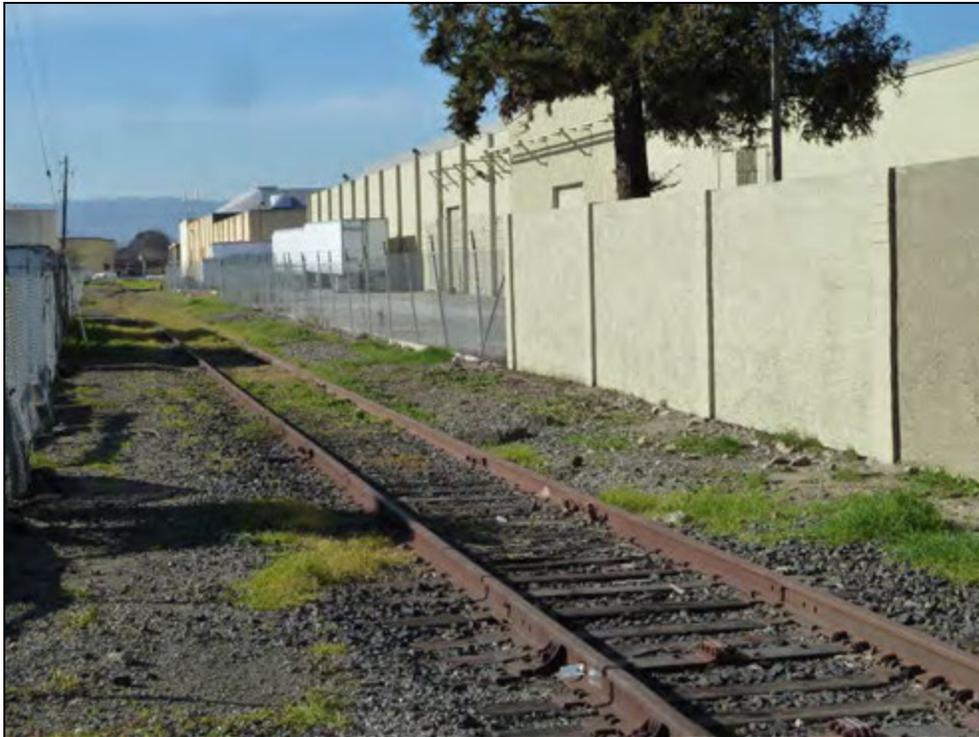


Photograph 4. Section D on left and Section J on right, camera facing southwest, January 14, 2015.



Photograph 3. Sections F, G, and H, camera facing east, January 14, 2015.

Photographs (continued):

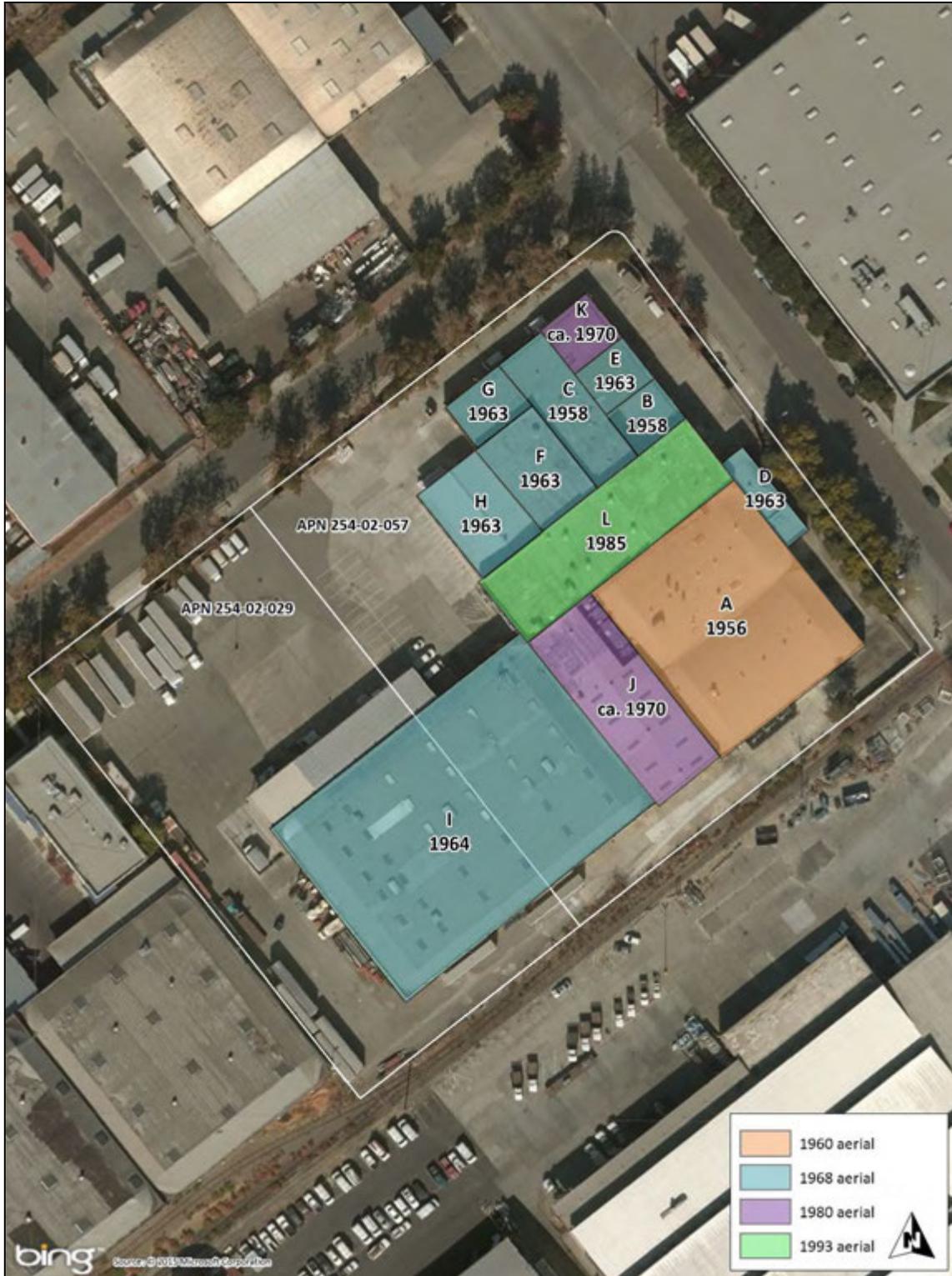


Photograph 6. From right to left, the south sides of Sections A, L, and I, camera facing west, January 14, 2015.



Photograph 7. Section J, camera facing southeast, January 14, 2015.

Site Map:



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # A-03

P1. Other Identifier: 1590-1600 Las Plumas Avenue

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address: 1590-1600 Las Plumas Ave City: San Jose Zip: 95133

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 254-03-039

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

The building at 1590-1600 Las Plumas Avenue is two stories with a roughly rectangular footprint located in an industrial area northeast of downtown San Jose (**Photograph 1**). The building is comprised of two main parts: a large tilt-up concrete element with a bow-truss roof, and a small, concrete-block element with a flat roof on the east end. A small addition is located on the front (north) side of the building and features vertical groove wood panel siding on the lower half of the walls and stucco cladding above (**Photograph 2**). The roof cantilevers out over the front and part of the west side. Windows on this part of the building consist of large fixed panes. Attached to the east end of this addition is a concrete block wall that encloses a patio. The entrance to 1590 Las Plumas on the west end of the building is a set of aluminum framed full glass double doors with fixed pane windows surrounding. Additional fixed pane windows are on each side of the entrance. Covering this entrance and the façade of 1590 is a small, tile clad hipped roof and pergola supported by square wood posts. The entrance to 1600 Las Plumas is on the east end of the bow-truss element (**Photograph 1**). It is also a set of aluminum framed full glass double doors with fixed pane windows surrounding. Sheltering this entrance is a low-pitched gable roof supported by square wood posts. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 Story Commercial Building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing south, January 14, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1957; City of San Jose Building Permits

*P7. Owner and Address:
City of San Jose
1661 Senter Road #A
San Jose, CA 95112

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street,
Davis, CA 95618

*P9. Date Recorded: January 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Baruh Liquors, Inc, Plastronics

B2. Common Name: Our City Forest office

B3. Original Use: Warehouse and office B4. Present Use: Office

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1957; two-story addition in 1969; small addition in 1974; second floor added to warehouse element and alterations to the roof in 1988.

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

*B8. Related Features: none

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 1590/1600 Las Plumas does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial/commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this building does not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: HistoricAerials.com, Historic Aerial Images, 1948, 1956, 1960, 1968, 1980; R.L. Polk & Co., San Jose City Directory; Oakland Tribune; City of San Jose Building Permits. See also footnotes.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: January 2015

(This space reserved for official comments.)



P3a. Description (continued):

The concrete block element on the east end of the building has aluminum sash, two-over-two hopper style windows throughout (**Photograph 3**). A few of the double panes have been replaced with single pane fixed windows. On the east side is a full glass personnel door with sidelights all in aluminum frames and a metal personnel door. At the rear of the building a staircase with concrete steps and a metal railing lead to a metal personnel door on the second floor.

B10. Significance (continued):

Historic Context

This property was constructed as a warehouse and office in an industrial area of San Jose during the widespread growth experienced after World War II that lasted into the 1960s. The city expanded in every direction onto former agricultural land with residential, commercial and industrial development. On the east side of San Jose, growth pushed eastward past the Bayshore/US 101 freeway. While the majority of the new construction east of the freeway was residential, there were also areas devoted to large industrial buildings. One such pocket of industry was roughly bounded by the freeway, Las Plumas Avenue, Mabury Road, and Education Park Drive. This area was well suited for industrial development because there were large tracts of open land close to the freeway and the railroad. Construction of industrial/commercial buildings and associated railroad spurs in this area began in the mid-1950s and continued through the 1970s.¹

Initial development of this parcel at 1600 Las Plumas began in 1957 with the construction of this building which had the address of at 1590 Las Plumas Avenue at the time. The building was used as a warehouse and office for Baruh Liquors, Inc, a wholesale liquor distribution company headquartered in San Jose and headed by company president Harold F. Baruh. By the 1960s, the company also had outlets in Oakland, San Francisco and Salinas. Baruh Liquors was one of eight major liquor distributors in the Bay Area at the time. This company occupied the building until 1967 when Plastronics started occupying the building. Plastronics was a subsidiary of Data Technology Corporation and made cassette tapes. The company undertook alterations to the building in 1969 including constructing a two-story addition on the east side of the building. The company built another small addition in 1974.²

In the 1980s, the building's use shifted from industrial to non-profit services. In 1981, the Center for Training and Careers moved into the building. This non-profit provided vocational training to the unemployed residents of Santa Clara County. In 1987, a San Jose non-profit, Concern for the Poor, Inc., purchased the property and converted it into a family emergency residential shelter, pre-school/day care center, and jobs training center. Alterations to the building to accommodate this new use were largely interior, but a second floor was added to the warehouse part of the building which included cutting away part of the roof. The shelter was called the San Jose Family Shelter and was one of two such family shelters operating in Santa Clara County. The jobs training center was operated by the Center for Training and Careers. Concern for the Poor changed its name to Family Supportive Housing in 2004. In 2010, Family Supportive Housing sold the property to the City of San Jose. The city planned to incorporate the property into its adjacent Environmental Innovation Center located at 1608

¹ USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington: USGS, 1953, 1961, 1968, 1973, and 1980); California Department of Transportation, *Oblique Aerial Photographs*, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971, Caltrans Transportation Library, Sacramento; Nationwide Environmental Title Research, "HistoricAerials," *Historic Aerial Images*, 1948, 1956, 1960, 1968, 1980, Available at <http://www.historicaerials.com/>.

² "Appointment," *Oakland Tribune*, 21 February 1958, 20; "Owens-Corning Now in South S.F.," *Oakland Tribune*, 16 April 1967, 5C; "8 Liquor Distributors Shut Down," *Oakland Tribune*, 14 August 1964, 1; City of San Jose, Building Permit No. 25352, 1590 Las Plumas, February 7, 1957; City of San Jose, Building Permit No. 85974, 1600 Las Plumas, May 15, 1967; City of San Jose, Building Permit No. 62555, 1600 Las Plumas, August 15, 1969; City of San Jose, Building Permit No. 61403V, 1600 Las Plumas, May 16, 1969; City of San Jose, Building Permit No. 81230F, 1600 Las Plumas, April 25, 1974; "Tape Supplies," *Billboard*, April 8, 1972, TR-8; R.L. Polk & Co. *Polk's San Jose City Directory* (Los Angeles: R.L. Polk & Co., 1965), 286; Polk & Co. *Polk's San Jose City Directory* (Los Angeles: R.L. Polk & Co., 1968), 354.

Las Plumas Avenue. The building is currently occupied by Our City Forest, a non-profit with the mission of maintaining and developing San Jose's urban forest.³

Evaluation

This property does not have important associations with historic events that made significant contributions to the broad patterns of our history, and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. Following World War II, San Jose experienced rapid industrial and commercial growth onto surrounding agricultural lands. The industrial pocket between Las Plumas Avenue and Mabury Road was one of many industrial/commercial areas developed in this period and the warehouse and offices built in 1957 at 1590-1600 Las Plumas Avenue represent typical development and the property does not have direct or important associations with significant historical trends or events. This property also has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the individuals associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant as important examples of a type, period, or method of construction. It is a concrete tilt-up and concrete block industrial building with a bow-truss roof. This building has a utilitarian design and the materials, methods and technology used in its construction were common by the time this building was built in 1957. The building, therefore, lacks distinction for its architecture and engineering and does not meet this criterion.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

In addition to lacking historical significance and not meeting the above criteria, the alterations to the building as noted above have diminished the property's integrity of design, workmanship, and materials.

³ City of San Jose, Building Permit No. 416280, 1600 Las Plumas, November 21, 1987; City of San Jose, Building Permit No. 75279V, 1600 Las Plumas, June 28, 1988; City of San Jose, Planning Document No. CP-92-03-013; Nationwide Environmental Title Research, "HistoricAerials," Historic Aerial Images, 1980, 1987, 1993, Available at <http://www.historicaerials.com/>; City of San Jose, City Council Resolution No. 75465, June 7, 2010.

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*Resource Name or #: (Assigned by recorder) Map Reference # A-03

*Recorded by: S.J. Melvin and Rebecca Flores

*Date: January 14, 2015 Continuation Update

Photographs (continued):



Photograph 2. Showing the 1590 entrance at right of frame and small addition in center, camera facing southeast, January 14, 2015.



Photograph 3. East end of building, camera facing northwest, January 14, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # A-04

P1. Other Identifier: 1480 Nicora Avenue

*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) T ___; R ___; Sec ___; M.D.B.M.

c. Address 1480 Nicora Avenue City San Jose Zip 95133

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 254-02-076 and 254-02-077

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

The property at 1480 Nicora Avenue is located on two adjacent legal parcels containing three adjoining warehouse buildings, an office building and a smaller, fourth warehouse. Field survey staff did not have access to enter the property, which limited visibility to what could be seen from the public right-of-way. Two of the warehouse buildings, located at the southeast corner of the property, are nearly identical with square plans and bow-truss roofs (**Photograph 1**). The walls appear to be tilt-up concrete and all along one side is a loading dock covered by a cantilevered roof. Adjoining these two buildings on the west is a smaller, rectangular tilt-up concrete warehouse with metal roll-up doors. Behind (southwest of) this building is the fourth warehouse, a small, rectangular building with a low pitched gable roof that appears to be made of raised ridge metal. Along one side are four metal roll-up doors. At the northwest corner of the property is a recently constructed two-story office building. It has concrete walls, tile course on the first and second floors, fixed pane windows throughout, full-glass doors, and arched roofs over the entrances (**Photograph 2**). On the south side of the several metal roll-up doors open up to a railroad spur.

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, September 14, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1965; Polk's San Jose City Directory

*P7. Owner and Address:
Johnson Family/Rolston Johnson
1480 Nicora Avenue
San Jose, CA 95133

*P8. Recorded by: (Name, affiliation, address)
Toni Webb
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: September 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Butler Johnson Corporation

B2. Common Name: Slakey Brothers

B3. Original Use: Wholesale distribution warehouse B4. Present Use: Wholesale distribution warehouse

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Easternmost attached warehouse building constructed in 1965; middle attached warehouse building constructed between 1968 and 1973; westernmost attached warehouse building, detached warehouse building and office built after 1980.

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property at 1480 Nicora Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial/industrial expansion at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1). The property is also not associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings on the property do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master architect. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: USGS Quadrangle Maps; Aerial photographs (various years); Polk's San Jose City Directory (various years). See also footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Steven J. "Mel" Melvin

*Date of Evaluation: September 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was constructed in an industrial area of San Jose during the city's widespread growth that began after World War II and continued through the 1960s. The city expanded in every direction in this period onto former agricultural land with residential, commercial, and industrial developments. On the east side of San Jose, growth pushed eastward past US 101 and while the majority of the new construction east of the freeway was residential, large areas there were devoted to industrial uses. One such pocket of industry was roughly bounded by US 101, Las Plumas Avenue, Mabury Road, and King Road. The large tracts of open land close to the freeway and railroad made this area ideal for industrial development. Construction of industrial and commercial buildings and associated railroad spurs in this area continued through the 1970s.¹

The property at 1480 Nicora Avenue was first developed in 1965 in this industrial park just east of the railroad tracks between Mabury Road and Las Plumas Avenue. The Butler Johnson Corporation built this facility in stages to house its building supplies wholesale distribution business. Rolston Johnson founded the company five years earlier in San Jose at another unknown location. The company moved from the Nicora Avenue address to Zanker Road in San Jose sometime after 1980, and Slakey Brothers, a plumbing and HVAC wholesale distribution company moved into this property. The first building built on the property in 1965 is at the east corner of the parcel. Between 1968 and 1973, another building adjoining the first of roughly the same size was built. The property expanded after 1980 to include a third attached warehouse at the western end of the second warehouse, an office building at the northeast corner of the property, and a fourth, detached warehouse building at the southwest corner of the property.²

Evaluation

This property does not have important associations with historic events that made significant contributions to the broad patterns of our history, and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. Following World War II, San Jose experienced rapid industrial and commercial growth in the surrounding agricultural lands. The industrial pocket east of US 101 between Mabury Road and Las Plumas Avenue was one of many industrial/commercial areas developed in this period. The property at 1480 Nicora Avenue, first developed in 1965, represents industrial development typical of the period in San Jose and does not have direct or important associations with significant historical trends or events. This property also has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any individuals associated with the development and use of this property, including Rolston Johnson, that have made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the buildings on this parcel are not significant as important examples of a type, period, or method of construction. The two historic-era buildings on this property are both concrete tilt-up with bow-truss roofs. They are utilitarian in design and the materials, methods and technology used in their construction had been common for decades by the time of their construction. The property, therefore, lacks distinction for its architecture and engineering and does not meet this criterion.³

¹ USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington: USGS, 1953, 1961, 1968, 1973, and 1980); California Department of Transportation, Oblique Aerial Photographs, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971, Caltrans Transportation Library, Sacramento; Nationwide Environmental Title Research, "HistoricAerials," Historic Aerial Images, 1948, 1956, 1960, 1968, 1980, Available at <http://www.historicaerials.com/>.

² R.L. Polk & Co., *San Jose City Directory* (El Monte: R.L. Polk & Co., 1964, 1965, 1979); USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington: USGS, 1961, 1968, 1973); Nationwide Environmental Title Research, "HistoricAerials," Historic Aerial Images, 1960, 1968, Available at <http://www.historicaerials.com/>; FloorDaily.net, "Distributor Butler-Johnson Goes Out of Business," *Floor Daily*, January 13, 2015. Available at [www.floordaily.net/flooring-news.](http://www.floordaily.net/flooring-news/); Bloomberg.com, "Company Overview of Butler-Johnson Corporation," *Bloomberg Business*. Available at www.bloomberg.com/research/stocks/private/snapshot.asp?privcapId=4301482

³ F. Thomas Collins, "Tilt-up Construction in the Western United States," *Journal of the American Concrete Institute*, October 1951, 133-135; Franklin G. Jansen, "Tilt-Up Construction," *CEC Bulletin*, 6:9 (September 1952): 243-245.

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*Resource Name or # (Assigned by recorder) Map Reference # A-04

*Recorded by Toni Webb *Date September 14, 2015

Continuation Update

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. In addition to lacking historical significance and not meeting the criteria for listing in the NRHP or CRHR, construction of the modern buildings on the property have diminished its integrity of design, materials, feeling, and workmanship.

P3a. Photographs



Photograph 2. Modern building fronting Nicora Avenue, camera facing southeast, September 14, 2015.

P1. Other Identifier: 1404 Mabury Road

*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) T ___; R ___; Sec ___; M.D.B.M.

c. Address 1404 Mabury Road City San Jose Zip 95133

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 254-01-023; On Mabury Road between the former Western Pacific Railroad tracks and Coyote Creek

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

The 2.37-acre industrial property at 1404 Mabury Road is a corporation yard owned by the City of San Jose. Survey crews could not access this property during fieldwork and, therefore, were only able see the very small part of the parcel visible from the public right-of-way. The property contains four buildings plus storage yards. Three of the buildings at the south end of the parcel are modern buildings. The fourth building, near the north end of the parcel is a large, rectangular, steel frame building on a concrete foundation with a low pitched gable roof (**Photograph 1**). The steel framing is covered by raised-ridge metal sheets. On the west and south sides are large openings with metal roll-up doors. A metal personnel door is also on the west side. The building has no windows. Along the roof ridge are several turbine roof vents.

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing south, September 14, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Between 1968-1973; Aerial photographs (HistoricAerials.com) and USGS Quadrangle Map

*P7. Owner and Address:
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

*P8. Recorded by: (Name, affiliation, address)
Toni Webb
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: September 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: City of San Jose Department of Transportation Mabury Service Yard

B2. Common Name: City of San Jose Department of Transportation Mabury Corporation Yard

B3. Original Use: Maintenance, storage, and office facility B4. Present Use: Maintenance, storage, and office facility

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Building at north end of parcel constructed between 1968 and 1973; three buildings at south end of parcel constructed after 1980.

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property at 1404 Mabury Road does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial/industrial expansion at local, state, or national levels; nor does it have significant associations with the development of the City of San Jose's Department of Transportation (NRHP Criterion A or CRHR Criterion 1). The property is also not associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master architect. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: USGS Quadrangle Maps; Aerial photographs (various years); Neal Stone, City of San Jose Department of Real Estate. See also footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Steven J. "Mel" Melvin

*Date of Evaluation: September 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was constructed in an industrial area of San Jose during the city's widespread growth that began after World War II and continued through the 1960s. The city grew in every direction in this period, expanding onto former agricultural land with residential, commercial, and industrial developments. On the east side of San Jose, growth pushed eastward past the US 101 freeway. While the majority of the new construction east of the freeway was residential, there were also areas devoted to large industrial parks. One such pocket of industry was roughly bounded by US 101, Las Plumas Avenue, Mabury Road, and King Road. This area was well suited for industrial development because there were large tracts of open land close to the freeway and the railroad. Construction of industrial and commercial buildings and associated railroad spurs in this area began in the mid-1950s and continued through the 1970s.¹

The City of San Jose Maybury Corporation Yard property was first developed as the City of San Jose Department of Transportation Maybury Service Yard in one of these industrial areas on Maybury Road, just west of the former Western Pacific Railroad tracks. The large rectangular building documented on this form was the first building constructed on the parcel, sometime between 1968 and 1973. The three other buildings, located to the south, were built after 1980. The yard, currently called the Mabury Corporation Yard, provides storage, maintenance, and office facilities. This property is one of the City of San Jose's five service yards. The divisions active in the yard include sewer engineering, storm water management, residential street sweeping, traffic signals, and road maintenance.²

Evaluation

This property does not have important associations with historic events that made significant contributions to the broad patterns of our history, and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. Following World War II, San Jose experienced rapid industrial and commercial growth on surrounding agricultural lands. The industrial pocket south of Mabury Road between King Road and the US 101 was one of many industrial/commercial areas developed in this period. The Mabury Corporation Yard was built between 1968 and 1973, and represents industrial development typical of the period in San Jose. It does not have direct or important associations with significant historical trends or events. This property also has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal the names of any individuals associated with the development and use of this property that have made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant as important examples of a type, period, or method of construction. Steel frame corrugated metal buildings, like the one recorded on this form, were and are an extremely common type of building for industrial uses. The type came into common use in the early twentieth century and remains prevalent today for inexpensive and utilitarian building adaptable to many uses. The building documented on this form lacks any distinction for its architecture or engineering and does not meet this criterion.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. While this property lacks historical significance and does not meet the criteria for listing in the NRHP or CRHR, it does appear to retain integrity.

¹ USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington: USGS, 1953, 1961, 1968, 1973, and 1980); California Department of Transportation, Oblique Aerial Photographs, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971, Caltrans Transportation Library, Sacramento; Nationwide Environmental Title Research, "HistoricAerials," Historic Aerial Images, 1948, 1956, 1960, 1968, 1980, Available at <http://www.historicaerials.com/>.

² Neal Stone, City of San Jose Department of Real Estate, personal communication with Kathleen Kennedy (October 19, 2006); Kim Tanase, City of San Jose General Services, personal communications with Kathleen Kennedy (October 23, 2006); *Service Yards, 2007-2011 Proposed Capital Improvement Program* www.sanjoseca.gov/budget/FY0607/ProposedCapital/53.pdf (October 26, 2006); USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington: USGS, 1968, 1973, and 1980); Nationwide Environmental Title Research, "HistoricAerials," Historic Aerial Images, 1968, 1980, Available at <http://www.historicaerials.com/>; Santa Clara County Assessor Record as reported to CoreLogic online service, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # A-06

P1. Other Identifier: 1354 East Taylor Street

*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) T ___; R ___; Sec ___; M.D.B.M.

c. Address 1354 East Taylor Street City San Jose Zip 95133

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 254-01-024

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

The 3.91-acre property at 1354 East Taylor Street is a storage yard for recreational vehicles and boats. Field survey staff did not have access to the large property which limited visibility of the resources. The entrance to the property is located at the southwest corner of the parcel and is flanked by two mobile homes and two small storage sheds (**Photograph 1**). The mobile home on the south side of the driveway is a single-wide and appears to be on a foundation. It has a porch accessed by concrete steps and lined with a wood picket balustrade and covered by a shed roof on square wood posts (**Photograph 2**). At the rear is an office addition with its own entrance and small porch. It is sided with what appear to be plywood sheets. Visible windows throughout the building are aluminum framed horizontal sliding sash. Around the foundation is a plywood skirt. The other mobile home also appears to be on a foundation (**Photograph 3**). It has a shed roof carport supported by square wood post on one side. At the rear is a small shed roof addition. Visible windows throughout the building are aluminum framed horizontal sliding sash; the one on the south end has a metal awning. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3-story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing east, September 14, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Between 1968-1973; Aerial photographs (HistoricAerials.com) and USGS Quadrangle Map

*P7. Owner and Address:
1354 East Taylor Street
16270 Kennedy Road
Los Gatos, CA 95032

*P8. Recorded by: (Name, affiliation, address)
Toni Webb
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: September 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Recreational Vehicle Storage

B2. Common Name: Recreational Vehicle Storage

B3. Original Use: Recreational vehicle storage B4. Present Use: Recreational vehicle storage

*B5. Architectural Style: Mobile home; utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed ca. 1975. Date of alterations unknown

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property at 1354 East Taylor Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial/industrial expansion at local, state, or national levels; (NRHP Criterion A or CRHR Criterion 1). The property is also not associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings on the property do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master architect. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: USGS Quadrangle Maps; Aerial photographs (various years); *Polk's San Jose City Directory* (various years). See also footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. "Mel" Melvin

*Date of Evaluation: September 2015

(This space reserved for official comments.)



P3a. Description

The remaining two buildings are small storage sheds. The first is an open-sided shed with a corrugated metal gable roof. Corrugated metal also covers the gable end and encloses east wall (**Photograph 4**). The other shed appears to be a plastic modular unit with a gable roof and double doors (**Photograph 2**).

B10. Significance (continued):

Historic Context

This property was constructed in an industrial area of San Jose during the city's widespread growth that began after World War II and continued through the 1960s. The city grew in every direction in this period, expanding onto former agricultural land with residential, commercial, and industrial developments. On the east side of San Jose, growth pushed eastward past the Bayshore/US 101 freeway. While the majority of the new construction east of the freeway was residential, there were also areas devoted to large industrial parks. One such pocket of industry was roughly bounded by US 101, Las Plumas Avenue, Mabury Road, and King Road. This area was well suited for industrial development because there were large tracts of open land close to the freeway and the railroad. Construction of industrial and commercial buildings and associated railroad spurs in this area began in the mid-1950s and continued through the 1970s.¹ The property at 1354 East Taylor Street was first developed in just east of US 101 between 1968 and 1973. The first business to occupy the parcel was Recreational Vehicle Storage, the same business that occupies it today. Research did not determine the owner of the property or business at the time.²

Evaluation

This property does not have important associations with historic events that made significant contributions to the broad patterns of our history, and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. Following World War II, San Jose experienced rapid industrial and commercial growth on surrounding agricultural lands. The industrial pocket south of Mabury Road between King Road and US 101 was one of many industrial/commercial areas developed in this period. The property at 1354 East Taylor Street, built between 1968 and 1973, represents industrial development typical of the period in San Jose and does not have direct or important associations with significant historical trends or events. This property also has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal the names of any individuals associated with the development and use of this property that have made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the buildings on this parcel are not significant as important examples of a type, period, or method of construction. Prefabricated mobile homes like the two on this parcel are extremely common for residential and small business office uses. This type of building came into common use in the 1950 and 1960s as an inexpensive building that could be placed on nearly any open lot. These two mobile homes are typical examples of the type in size, materials and design and are not distinctive for their architecture or engineering and do not meet this criterion. Similarly, the prefabricated shed and open-sided shed lack architectural distinction.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. In addition to lacking historical significance and not meeting the criteria for listing in the NRHP or CRHR, the additions on the two mobile homes diminish their integrity of design, materials, feeling, and workmanship.

¹ USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington: USGS, 1953, 1961, 1968, 1973, and 1980); California Department of Transportation, *Oblique Aerial Photographs*, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971, Caltrans Transportation Library, Sacramento; Nationwide Environmental Title Research, "HistoricAerials," Historic Aerial Images, 1948, 1956, 1960, 1968, 1980, Available at <http://www.historicaerials.com/>.

² R.L. Polk & Co., *San Jose City Directory* (El Monte: R.L. Polk & Co., 1973, 1976); USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington: USGS, 1973, and 1980).

P3a. Photographs (continued):



Photograph 2. Mobile home and storage shed on left side of frame, camera facing southeast, September 14, 2015.



Photograph 3. Mobile home, camera facing northeast, September 14, 2015.

Page 5 of 5

*Resource Name or # (Assigned by recorder) Map Reference # A-06

*Recorded by Toni Webb *Date September 14, 2015

Continuation Update

P3a. Photographs (continued):



Photograph 4. Storage shed, camera facing northeast, September 14, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # B-01

P1. Other Identifier: 1505 Marburg Way

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 1505 Marburg Way City San Jose Zip 95133

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 254-12-011

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

This apartment complex consists of three multi-unit residential buildings and two carports (**Photograph 1**). The buildings are aligned in a row front to back. One carport is located between the first and second building and the second carport is at the rear of the parcel. The residential buildings are two stories tall with hip on gable roofs clad in wood shingles. Exterior walls are clad in stucco and windows consists of metal framed horizontal sliding sash. Most windows, except those looking onto the porch have decorative shutters. The first building, closest to Marburg Way, has a slightly irregular plan and the first floor projects out slightly from the second floor and has a separate hip on gable roof. On the first floor is a partial width recessed porch with square wood posts supporting the roof, a single wood door facing the street and is a brick skirt. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP3—Multi-family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1**, Camera facing north, March 26, 2014

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1971, County Assessor Records

*P7. Owner and Address:
Bittel – Jones Family Partnership
5495 Fairway Dr.
San Jose, CA 95127-1610

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Marburg Apartments

B2. Common Name: Marburg Apartments

B3. Original Use: apartments B4. Present Use: apartments

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alteration, and date of alterations) First building constructed 1970-1971, second and third buildings constructed 1972; balconies rebuilt 2006

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Harry A. Berg

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 1505 Marburg Way does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential expansion at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); USGS, San Jose aerial photographs (various years); City of San Jose Building Permits; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: December 2013

(This space reserved for official comments.)



P3a. Description (continued):

On the west side of this first building, a large two story opening shelters staircases and provides access to the remaining three residential units. Windows are arranged in mirror like patterns to accommodate the mirrored floor plans of the units. A flat roofed four car carport separates the first building from the remaining two residential buildings. The two remaining residential units are identical. The buildings face the parking lot and are accessed via wide two story open stairwells and landings. Fenestration on each side of the building mirrors the other with horizontal sliding sash metal windows. These buildings have porches or balconies on the east side. A five-car carport with a flat roof and stucco walls is along the rear of the parcel.

B10. Significance (continued):

Historic Context

The apartment complex at 1505 Marburg Way is located in an area of San Jose annexed in the 1950s and is located between the outskirts of East San Jose that developed in the early twentieth century, and an industrial reserve that developed in the 1950s through 1970s. The town of East San Jose was established about a century after urban subdivision and settlement of the area began in the late 1870s when the street car line extended past Coyote Creek. Large tracts of land were subdivided into residential neighborhoods; however, most development was scattered along Alum Rock Avenue / E. Santa Clara Street and only slowly spread to the north. While the eastern end of San Jose grew steadily through the early twentieth century, residential and industrial development remained largely west of the Bayshore Highway until the period of rapid expansion following World War II.

The area northeast of the urban center, where the subject property was constructed, developed primarily as industrial and commercial use because it was adjacent to the city's urban zone and had ready access to both the burgeoning freeway system (Bayshore Highway, later known as US 101) and the WPRR. Construction of industrial facilities like the Eggo plant built in 1962 encouraged additional residential growth up to the edges of the industrial reserve. This residential neighborhood north of McKee Road between Highway 101 and King Road began in 1955 when owners subdivided the property into residential tracts. Development included single family residences, schools, and a shopping center. Residential construction in San Jose during this period focused upon single family residences, with only a few apartment complexes clustered in the central city area. However, demographic shifts and changing housing patterns led to an increase in multi-family properties beginning in the mid 1950s and continuing through the 1970s. At this time the children of the post-World War II Era began to reach young adult hood, and tended to rent apartments, while at the same time house prices increased and Federal Housing Authority programs subsidized multi-family unit construction. The location of these multi-family units in the region also changed. Previously clustered in the city center, more than half of multi-family buildings constructed from 1962-1970 across the nation were constructed in the suburbs and city fringes. This pattern of development occurred in San Jose as multi-family buildings were built on the edges on the urban area.¹

This apartment complex was built in 1971 as the Marburg Apartments on land owned by Sebastian and Margaret Petroni. The Petronis were successful orchardists in the area and marketed their fruit under their own label. By the 1960s, their land was on the edge of development as industrial and residential growth moved eastward from San Jose's center. By 1970, the Petronis had decided to develop some of their orchard land and began construction of the front building and car port on this

¹ Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 120-121; USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961); USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS 1948, 1960, 1968, 1980); Oblique Aerial Photographs, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971 (Caltrans Transportation Library, Sacramento); Santa Clara County, Santa Clara County Archives, County Map Book Collection Database, "Tract No. 1615 Ann Darling Park No. 1," Available at

<http://www.sccgov.org/sites/ceo/County%20Archives/Pages/Santa-Clara-County-Archives.aspx>, Accessed December 17, 2013; Robert Schafer, *The Suburbanization of Multifamily Housing* (Lexington, Massachusetts: Lexington Books, 1974) 4-6, 13.

parcel. They built the other two units in 1972. The Petronis resided in these buildings, but leased the units to tenants. Descendants of Sebastian and Margaret Petroni still own the property. The buildings are largely unaltered since their original construction with the exception of the balconies on the rear of the units being replaced in 2006.²

Evaluation

The property at 1505 Marburg Way does not appear to have important associations with significant events in local, state, or national history and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. This apartment complex was built in the early 1970s to meet the housing needs of San Jose as the city continued to grow and expand. This property, however was one of many multi-family residential properties built in this part of San Jose and in the city as a whole and is not important within this context of growth and residential development.

This property has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the individuals associated with the development and use of this property, including the Petronis and the property's tenants, made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the property at 1505 Marburg Way does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is an example of Ranch-style architecture, a style that was widely popular from the 1950s through the 1970s. The style is characterized by an asymmetrical façade, low-pitch side gable, hipped or gable on hip roofs often with wood shingles, recessed porches, and variety of siding materials including wood, stucco, stone, and brick. This apartment complex is a modest example of the style and is not an important or architecturally distinctive example.³

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. While this property lacks historical significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it does appear to retain integrity.

² *San Jose Mercury News*, Obituaries, "Margaret Bianchi Petroni," *San Jose Mercury News*, 26 April 2008; R.L. Polk & Co., *San Jose City Directory* (San Francisco: R.L. Polk & Co., 1947, 1953) 478, 513; Santa Clara County Recorder, PARIS Online Record Index, Official Documents, Available at www.clerkrecordersearch.org, Accessed December 17, 2013; City of San Jose, Building Department, Building Permits, No. 66989, October 27, 1970; No. 72168F, April 5, 1972; No. B06010765, June 9, 2006; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1992), 477, 479-480, 487, 489.

P1. Other Identifier: 475 Eggo Way

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 475 Eggo Way City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 249-64-028

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

The 10-acre parcel at 475 Eggo Way contains a 203,479-square-foot industrial building. The property is bounded by the former Western Pacific Railroad tracks, US 101, Coyote Creek and Lower Silver Creek. The property is not open to the public and is only viewable from the Wooster Avenue bridge over Lower Silver Creek on the south side of the property. Survey of the property from the public right-of-way was limited by a fence and tall trees (**Photographs 1 and 2**). The irregular-plan building features an original tilt-up concrete element with one-story offices along the south end. Additions have been constructed onto the west side of the building, including a large addition at the northwest corner containing several truck loading bays, a tall addition on the southwest corner, a small loading dock on the north side, and utility equipment along the north and east sides. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, Camera facing north, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1962, City of San Jose Building Permits, San Jose Mercury News

*P7. Owner and Address:
Mrs. Smiths Frozen Foods Co.
Kellogg Company / GMA Inc.
73 S. Riverside Drive
Elgin, Illinois 60120-6425

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Eggo Food Products Plant

B2. Common Name: Kellogg Eggo Plant

B3. Original Use: food manufacturing and processing

B4. Present Use: food manufacturing and processing

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1961-1962; Northwest addition built ca. 1970s; addition expanded ca. 1980s; southwest addition built ca. 1980s; steel repair garage demolished ca. 1980s.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 475 Eggo Way does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial and industrial development at local, state, or national levels (NRHP Criteria A or CRHR 1), nor is it associated with any historically significant people (NRHP Criteria B or CRHR 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criteria C or CRHR 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criteria D or CRHR 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

Historic Context

The Eggo Food Products Plant at 475 Eggo Way was constructed in 1966, and is located east of downtown San Jose, in what was originally the town of East San Jose. The factory opened about a century after urban subdivision and settlement of the area began in the late 1870s and the street car line extended past Coyote Creek. Large tracts of land were subdivided into residential neighborhoods; however, most development was scattered along Alum Rock Avenue / E. Santa Clara Street and only slowly spread to the north, by the early 1900s. (See Continuation Sheet.)

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

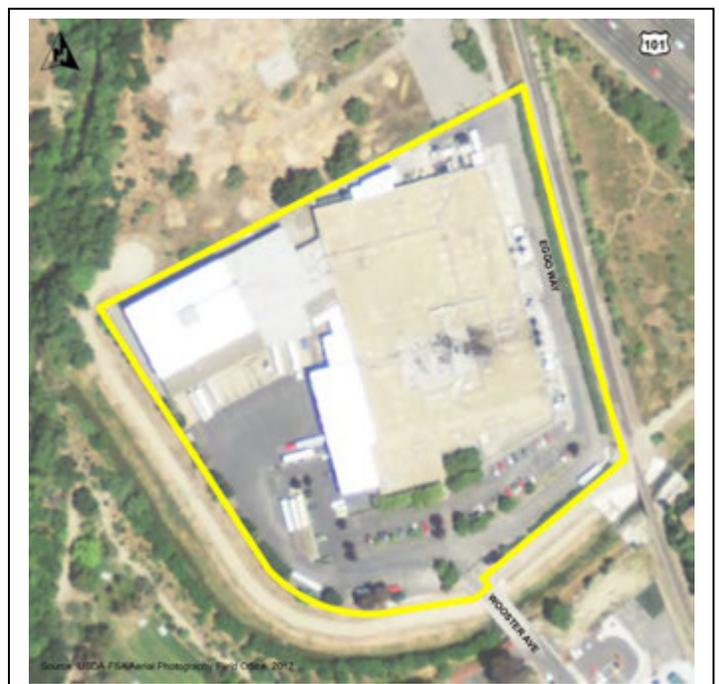
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



P3a. Description (continued):

The main entrance to the building is sheltered by a flat roofed canopy on the south side of the building. No windows were visible at the time of recordation or from oblique aerial photographs. Entrances visible from aerials include numerous freight doors and personnel doors on most sides of the building.

B10. Significance (continued):

Historic Context

The community of East San Jose experienced a period of growth in the early twentieth century and developed a thriving, although small, commercial area along Alum Rock Avenue, now East Santa Clara Street. Residential development was generally sparse, but continued to grow as the community was served by both the San Jose and Santa Clara and the Alum Rock Railway. By 1911, many East San Jose residents believed that they would be better served if the town was part of the City of San Jose and voted to annex the town to the larger city. During the early twentieth century, East San Jose had become attractive to many immigrant groups who settled in the Santa Clara Valley, and many worked as agricultural laborers. However, despite annexation, increasing settlement of immigrant groups, and several transportation improvements, the area continued to develop slowly. Following World War I, the pace of development quickened, in part because of two major construction projects in East San Jose: the arrival of the WPRR branch line that passed directly through the neighborhood and the completion in 1919 of the Five Wounds Church by the Portuguese community. Between 1915 and 1950, East San Jose underwent a period of sustained growth that included expansion of the East Santa Clara commercial corridor, residential growth north and south of East Santa Clara, the construction of Theodore Roosevelt Junior High School, and increased industrial uses.¹

The building documented on this form was constructed as part of the industrial and commercial construction that occurred in the outskirts of San Jose during the 1950s and 1960s, on land that was formerly dedicated to agricultural uses. As the city's population began to expand, large swaths of former farmland were purchased and subdivided for residential, commercial, and industrial development. The area northeast of the urban center, where the subject property was constructed, developed primarily as industrial and commercial use because it was adjacent to the city's urban zone and had ready access to both the burgeoning freeway system (Bayshore Highway, later known as US 101) and the WPRR. Areas that were originally subdivided and developed as residential neighborhoods gave way to light industrial growth, especially those lots facing the railroad and highway. Development also reflected the growing post-war demand for new manufacturing, processing, commercial, and industrial endeavors and products.²

The manufacturing plant at 475 Eggo Way was developed by the Dorsa family in 1962. Frank, Anthony (A.J.), and Sam Dorsa founded the company in the 1930s in the basement of their parents' Oak Street house in San Jose. A.J. Dorsa was the president, while Frank Dorsa served as vice president and Sam Dorsa as secretary-treasurer. The company originally produced mayonnaise but soon moved to making waffles and their recipe became a hit. By the late 1930s, Eggo Food Products Company had moved into the Garden City Potato Chip plant at 153 West Julian Street where they manufactured a dry waffle batter mixture sold to restaurants and homemakers, who needed to add only milk. A 1946 fire that destroyed their manufacturing plant proved to be only a minor setback as the company's popularity rose.³

Eggo's development of the frozen waffle appears to have emerged in the early 1950s as frozen foods became a popular new staple of the American household. In 1953, local stores were carrying Eggo's toaster-sized frozen waffles, and by the

¹ Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 29a; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 120-121.

² USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961); USGS, Aerial Photograph, San Jose (Washington, D.C. USGS 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1915, 1950.

³ R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1940, 1954); Scott Thurm, "Frank Dorsa, 88, King of Frozen Waffles, Dies," *San Jose Mercury News*, 18 January 1996, 1B, 4B; Eggo [advertisement], *San Mateo Times*, 29 January 1942, 29.

following year, groceries in Southern California carried them as well. Frozen waffles were a recent invention, having made it to markets in the late 1940s, at a time when the frozen foods industry was transforming the market by taking advantage the popularity of affordable household appliances, such as refrigerators and toasters, and new innovations in transportation, like mechanically cooled refrigeration train cars and frozen-food display cases. Frozen waffles quickly became a popular product, being produced by several companies, including Aunt Jemima, Downy Flake Waffles, and Snow Corp., and were marketed nation-wide in the mid-1950s as a convenient substitute for homemade waffles.⁴

The 1960s proved a transition period for Eggo Food Products. The success of the company's various products, including the popular frozen waffles, proved too much for the West Julian Street factory and the Dorsas began construction on a large new plant in the East San Jose neighborhood at the north end of Wooster Way. The new plant opened in 1962 and was sited on a partially isolated plot of land surrounded by Coyote Creek, Lower Silver Creek, US 101, and the WPRR tracks (**Figure 1**). The company's evolution continued when the Dorsas sold Eggo Food Products Company to Fearn International Inc. in 1966. A.J. and Frank retired from the business, while Sam Dorsa remained as the secretary-treasurer. In the 1970s, the Kellogg Company purchased Fearn International, taking over the Eggo plant in San Jose. Eggo waffles continue to be manufactured at 475 Eggo Way, one of Kellogg's several Eggo plants.⁵

As the ownership history of the Eggo plant evolved throughout the late twentieth century, so did its physical characteristics. The original building permits included a \$514,000 factory and office building and an \$11,000 prefabricated steel-frame repair garage. By 1980, an addition was constructed at the northwest corner, and during the next decade that addition was substantially expanded to the west, creating a truck loading dock. A new addition was built onto the southwest corner of the building and the original repair garage was demolished making room for employee parking.⁶

⁴ Rudi Volti, "How We Got Frozen Food," *Invention & Technology* Vol. 9, No. 4 (Spring 1994): 47-56; Shane Hamilton, "The Economics and Conveniences of Modern-Day Living: Frozen Foods and Mass Marketing," *The Business History Journal* Vol. 77, No. 1 (Spring 2003): 33-60; "Latest Developments in Culinary Science Being Readied at Food Show," *Oakland Tribune*, 10 October 1949, 12; Premier Fruit Co. [advertisement], *Vidette Messenger* (Valparaiso, Indiana), 7 May 1948, 10; "Frozen Waffles!" *Berkeley Daily Gazette*, 22 December 1949, 20; "New Markets, Frozen Waffles Are Quick, Easy," *Rhineland (Wisc.) Daily News*, 7 July 1951, 5; Lucky Stores [advertisement], *The Daily Review* (Hayward, California), 10 September 1953, 10; Penny Fair Foods [advertisement], *Bakersfield Californian*, 21 April 1954, 15; "Take-It-Easy Brunch For Easter," *The Corsicana (Texas)*, 9 April 1954, 8; "Waffles in Minutes," *The Daily Tipton (Indiana) Tribune*, 30 July 1963, 3.

⁵ Thurm, "Frank Dorsa, 88, King of Frozen Waffles, Dies"; "News of Bay Business," *Oakland Tribune*, 11 December 1965, 46; Eggo [advertisement], *Santa Ana Register*, 23 March 1975, 16; The Pacific Telephone and Telegraph Company, *San Jose Telephone Directory* (n.p.: The Pacific Telephone and Telegraph Company: 1972), 141; R.L. Polk & Co., *Polk's San Jose City and Suburban Directory*, 1954, 1962, 1963, 1965, 1968); City of San Jose, Building Department, Application for Building Permit, 475 Wooster Ave, May 22, 1961 and December 23, 1961; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

⁶ City of San Jose, Building Department, Application for Building Permits, 475 Wooster Ave, May 22, 1961 and December 23, 1961; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1965, 1968 1981, 1993).



Figure 1: The Eggo plant at 475 Eggo Way in its original configuration in 1965. The plant included a spur line to the WPRR (bordering the building on the right) and close access to US 101 (in upper right corner).⁷

Evaluation

The property at 475 Eggo Way does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property is associated with the production of Eggo Food Products, although no significant contributions were made to the food industry by the company when it was located at this facility. Rather, the company was founded and gained the majority of its success while it occupied a different factory on West Julian Street in San Jose from the 1930s until 1962. During that time, the company expanded from a small food products company with a variety of products and local clientele, into a national company specializing in frozen waffles. The facility at 475 Eggo Way was only briefly associated with the company before it was purchased by Fearn International in 1966, which then sold the company to Kellogg Company in 1970. During this transitional period, research did not indicate that Eggo waffles or the companies that produced them made significant contributions to the food industry. It was only after Kellogg purchased Eggo, and began a national advertising campaign that featured the popular “Leggo My Eggo” slogan, did the waffles become a household name. This modern transformation, however, was part of a national effort, of which the San Jose plant was a relatively small part. By this time, the Eggo recipe and production methods had long been established, and Kellogg’s focus shifted to marketing and selling their well-liked product. Furthermore, Kellogg began producing the waffles in several additional factories, including a major plant in Atlanta, Georgia. Finally, while the waffles are successful, they are among many frozen and breakfast food products sold by the Kellogg Company. In summary, the San Jose Eggo plant and the businesses that operated it did not make important contributions to the industry at this facility.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Contributions by A.J., Frank, and Sam Dorsa might be considered important within the frozen food industry, but those contributions are most closely associated with the plant on West Julian Street. Indeed, it is the earlier location where they developed the recipe and mechanisms for making popular,

⁷ USGS, Aerial Photograph, San Jose, 1965.
DPR 523L (1/95)

mass-produced frozen waffles. Conversely, their association with the facility at 475 Eggo Way is minimal. While at the later facility, the company remained in the Dorsas family from only 1962 until 1966, after which only A.J. remained with the company. During these later years, the historical record does not indicate that A.J. made demonstrably important contributions to history through his work with Kellogg. In addition to founding Eggo Food Products Company, Frank Dorsa was an avid inventor. His inventions included a rotating mass waffle maker that was implemented in their West Julian Street factory and helped the company churn out large waffle orders. He also developed a continuous potato peeler, but these inventions were not associated with the 475 Eggo Way property.

The building at 475 Eggo Way is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is of common utilitarian construction and lacks identifying characteristics of a specific architectural style. The building is largely composed of unadorned tilt-up concrete walls, which is typical of modestly designed post-war industrial warehouses. As such, the building is not architecturally significant. Furthermore, research did not reveal that the building was designed by a master architect, and, based on its modest design, would not be an important example of such an architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. Moreover, the use of the building as a common manufacturing plant does not have the potential to reveal important information.

Not only does the building lack architectural and historical significance, and does not meet the criteria necessary for listing in either the NRHP or CRHR, it has also lost integrity through significant additions made during the 1970s and 1980s. These include expanding the original 135,000-square-foot building to its current 203,479-square-foot footprint. These additions included a large expansion to the northwest with numerous loading docks, a tall addition on the southwest, and several smaller additions throughout.

Photographs (continued):



Photograph 2: Current aerial photograph 475 Eggo Way (Google Maps).

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or # (Assigned by recorder) Map Reference # B-03

P1. Other Identifier: 1304 - 1310 East Julian Street

*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 2012 T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address 1304 - 1310 East Julian Street City San Jose Zip 95116-1010

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-07-024

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

This one-story 4,730-square-foot commercial building at 1304 – 1310 East Julian Street sits on a 0.24-acre parcel in East San Jose and houses four businesses (**Photograph 1**). The concrete building has an L-shaped footprint composed of a shorter wing running generally north-south and a longer wing running generally east-west. The building is stucco-clad and has a flat roof. A narrowly overhanging decorative awning sheathed in red clay Mission tiles spans the width of the north end of the north-south wing. A glazed vinyl replacement door and two fixed-pane aluminum windows are located beneath the awning. Three of the storefronts are recessed beneath a roof overhang along the north side of the east-west wing. Each storefront is characterized by large aluminum-sash, fixed-pane windows, and a single-panel glass door with transom. There are no window openings along the east and west walls of the north-south wing (**Photograph 2**).

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #)
Photograph 1. North wall of east-west and north-south wings; camera facing east, January 14, 2015.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1949; R.L. Polk & Co., San Jose City Directory, 1949; HistoricAerials.com 1948, 1956

*P7. Owner and Address:
Batista S. & Dolores M. Vieira
1426 Shortridge Avenue
San Jose, CA 95116-2350

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Weil & Weil Paint Manufactures

B2. Common Name: Centro Leonino Da California

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

*B5. Architectural Style: Post World War II Shopping Center

*B6. Construction History: (Construction date, alteration, and date of alterations) North-south wing constructed circa 1949 on the parcel adjacent on the east; North-south wing moved to current parcel between 1956 and 1958 when McKee Road (E. Julian Street) was widened; East-west wing added fronting E Julian ca. 1968-1980; substantial alterations including addition of roof awning, concrete ramp, masonry walls, and electrical, plumbing, and gas updates in 2001-2002 (San Jose Permit No. 55465).

*B7. Moved? No Yes Unknown Date: circa 1956-1958 Original Location: One parcel east (north-south wing)

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 1304 – 1310 East Julian Street does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

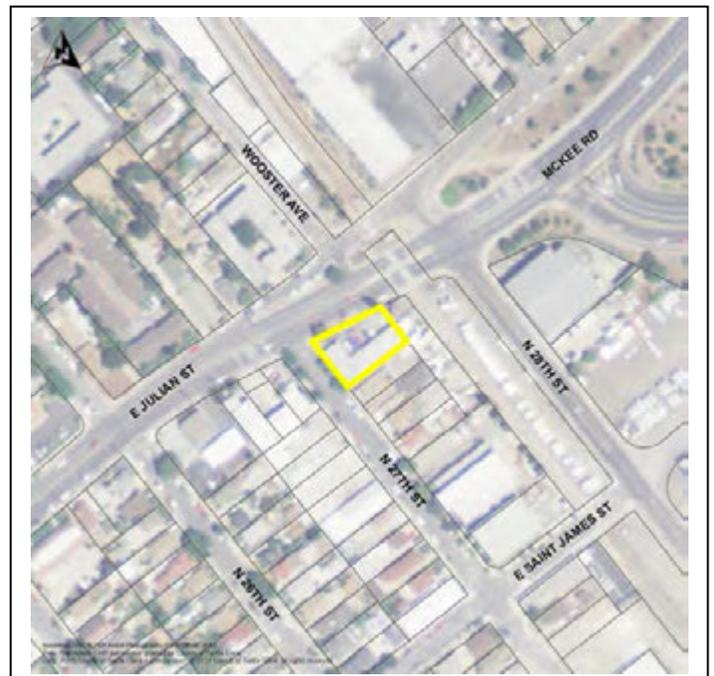
*B12. References: County Assessor record as reported to RealQuest Property Database online, 2014; Sanborn Map Company, *San Jose California* (1884-1950); R.L. Polk & Company, *San Jose City Directory* (1949-1979); City of San Jose, Building Permits; San Jose Public Library; USGS Quadrangles, San Jose (1898-1978). See Footnotes.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew & Heather Norby

*Date of Evaluation: January 2015

(This space reserved for official comments.)



B10. Significance (continued):

The north-south wing of the building at 1304 E. Julian Street was constructed in 1948-1949 in East San Jose on a parcel adjacent to its current location. Sometime between 1956 and 1958 the owner moved it to its current location, and the east-west wing was constructed in the 1970s. For just over twenty years the original wing housed a paint shop. After the east-west wing was constructed, the building served as a small commercial center. The current owner has owned this building for at least 35 years and is an active member in San Jose's community of Portuguese immigrants and their descendants. Sometime in the early 1990s, a Portuguese social hall was established in the north-south wing where it remains.

East San Jose generally refers to the area from Coyote Creek east to King Road, north to McKee/ Julian Street, and south to San Antonio Street. Urban subdivision and settlement of the area began in the late 1870s when the street car line extended past Coyote Creek. In the following decades owners subdivided their land on either side of Alum Rock Avenue (now East Santa Clara). In the late nineteenth century most development lay scattered along Alum Rock Avenue and slowly spread into the San Jose Homestead Association, Lendrum Tract, and Garden City Tract. In 1911 voters approved annexing East San Jose into San Jose.¹

Despite annexation and the transportation improvements made in East San Jose, the region continued to develop slowly following the 1911 annexation. San Jose's main expansion was to the south and west; however, some new businesses and homes were developed in East San Jose during this period. Businesses opened along Alum Rock Road (East Santa Clara Street), such as the San Jose Lumber Company (later operated under the name of the Mayfair Lumber Company and most recently, Empire Lumber), and W.H. Ferguson Real Estate. The trolley line from Alum Rock Park brought patrons to the street's assorted shops, grocers, laundries, and pharmacies.² New houses were built on some of the empty residential lots on the side streets during the 1910s and 1920s. Following World War I, two major construction projects were completed that affected East San Jose: the arrival of the WPRR branch line, and the completion of the Five Wounds Church in 1919 by members of the local Portuguese community. Portuguese immigrants had started to organize support for the construction of the church in 1914. By this time, East San Jose had become attractive to many immigrant groups settling in the Santa Clara Valley, where many worked as agricultural laborers. In addition to the Portuguese, Latinos also formed a large portion of residents in East San Jose.³ The impact of immigrant groups on the area can be seen in the development of institutions like Five Wounds Church and the Mexico Theater.

Like urban areas nationwide, East San Jose underwent a period of rapid growth and expansion after World War II. The focus of the area's expansion took place east of 24th Street toward the Bayshore Highway. As the area grew, so too did its commercial corridor along East Santa Clara Street. Sanborn maps from 1951 reveal a much larger cluster of businesses between Coyote Creek Crossing and 24th Street. In addition, the city built a junior high school, Theodore Roosevelt, north of East Santa Clara Street, which formerly served as the site for the Garden City Sanitarium.⁴ Following World War II, many working-class immigrants moved into the East San Jose. By the end of the 1960s, most middle-class Anglos and Mexican-Americans had abandoned East San Jose for these areas and the area entered a period of economic decline.⁵ The area suffered behind rapid residential and industrial development taking place further north. In the 1960s, both Ford and General Motors constructed new plants in suburbs outside San Jose that required commuting by automobile. Consequently, these new manufacturing jobs remained out of reach for most working-class East San Jose residents as a result of

¹ Patricia Loomis, "When residents Kept Hoe Handy," *San Jose News*, 1972 December 1; Sanborn Map Company, San Jose (New York: Sanborn Map Company, 1891) Sheet 29a; A.T. Harrmann, *Map of the Property of the East San Jose Homestead Association* surveyed 1869, filed with the County Recorder 1870; "Garden City Tract," County Recorder Book of Maps B, page 70.

² *San Jose City Times*, November 1991

³ Arbuckle, *History of San Jose*, 59-60 and 119-121; United States Geological Services, San Jose Quadrangle Map, 1899; and Sanborn Map Company, San Jose, California (New York: Sanborn Fire Insurance Maps, 1891 and 1915).

⁴ Sanborn Maps for the City of San Jose (1951)

⁵ Joseph A. Rodriguez, "Ethnicity and the Horizontal City: Mexican Americans and the Chicano Movement in San Jose, California," *Journal of Urban History*, (July, 1995), 603.

transportation costs.⁶ In the 1960s and 1970s, a wave of migration from the Azores Islands and Portugal to the Santa Clara Valley occurred after President Johnson signed a bill lifting unfair European immigration quotas. They came for a variety of reasons including economic and educational opportunities, to escape the draft to Africa, and to rejoin family already living in the Valley.⁷

In 1948 or 1949, Raymond Weil constructed a wood-frame, metal-clad paint shop building on the parcel adjacent to the parcel studied in this form. Sometime between 1956 and 1958, McKee Road was substantially widened and the new road obliterated the site of Weil's paint shop. Weil moved his paint shop one parcel to the west and continued to operate Weil & Weil Paint manufactures, later known as Weilco Paints, until 1971. The shop is the north-south wing of the building at 1304 E. Julian Street. Sometime in the 1970s, the new owners of the building constructed the east-west wing to serve as commercial space. By 1980, and perhaps earlier, the current owners, Batista and Dolores Vieira, owned the building. In addition to leasing the commercial spaces to local businesses like an ice cream parlor, and general office spaces, sometime between 1989 and 1994 the Vieiras let a space in the building to a Portuguese social hall called Centro Leonino Da California, which continues to operate at this location. Today, the building is also occupied by La Estrella Market, Joyeria Western Wear, and Mary's Salon.⁸

Batista Vieira, who with his wife Dolores has owned this property since at least 1980, immigrated to San Jose from the Azores in 1954 and worked as a dairy farmer. In 1958, he married Delores Machado, a native of San Jose of Portuguese descent. They raised their children on her family's ranch on Communication Hill until 1971, which later became known as Vieira Park. Batista worked in the construction trades, and started a painting company in 1963. His wife worked alongside him in most of his endeavors in an administrative capacity. As an ardent supporter of the Portuguese community, Vieira assisted as an employer, landlord, and philanthropist working toward the advancement of Portuguese culture, language, and traditions.⁹ Additionally, Batista Vieira, Joe Rosa, and Joaquim Esteves purchased a Los Gatos radio station in 1974, and called it KRVE. Esteves sold his interest in KRVE to Rosa and Vieira. Later, the two purchased a second station, KLBS, in Los Banos. They separated in 1987, and Vieira continued to operate KLBS as a Portuguese radio station for which he and his wife Delores received recognition and praise from the California State Legislature in 1999.¹⁰ Vieira received several awards and honors for his promotion of Portuguese culture including the Order of Merit from the President of the Portuguese Republic in June 1989; named entrepreneur of the year by the California District in 2011; Medal of Merit of the City, Philanthropic Merit Class in 2013; and letters of appreciation from President Ronald Reagan in 1985, and the Secretary for Education and Culture in 1999.¹¹

⁶ Joseph A. Rodriguez, "Ethnicity and the Horizontal City: Mexican Americans and the Chicano Movement in San Jose, California," 604.

⁷ Meg Rogers, *The Portuguese in San Jose*, (Charleston: Arcadia Publishing, 2007), 1-2.

⁸ R.L. Polk & Company, *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1949-1979); City of San Jose, Building Permit #22151, #62294, #81241, #67421, #01-55465, #Sp07-065, 1304 East Julian Street; HistoricAerials.com (1948-2005); Sanborn Maps for the City of San Jose (1950, 1958).

⁹ Don Warrin, *Batista Vieira: An Oral History*, (University of California, Berkeley: Regional Oral History Office, 2013), 1-3, 11, 26; "History of Vieira Park-San Jose, CA," www.waymaking.com, Accessed February 12, 2015.

¹⁰ Rogers, *The Portuguese in San Jose*, 121; Warrin, *Batista Vieira: An Oral History*, 30.

¹¹ Nelia Camera, "Alamo de Oliveira portrays the life of work and Batista Vieira philanthropy as a successful immigrant," *Correio Dos Acores*, October 29, 2014 (Accessed and translated by Google, February 12, 2015); Statement Honoring Mr. Batista Vieira and Mrs. Dolores Vieira, Congressional Record Vol. 145, Number 146, October 25, 1999.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 1304 - 1310 East Julian Street does not appear to have important associations with significant events in local, state, or national history. This building constructed ca. 1949 during commercial and industrial development of East San Jose does not appear to be important within that context as one of numerous industrial/commercial facilities in the area. While cultural centers have the potential for significance under this Criterion, Centro Leonino Da California, located at this property beginning between 1989 and 1994, would have to meet both Criterion A for significance and Criteria Consideration G which requires exceptional significance for properties whose significance is less than fifty years old. Research did not reveal that Centro Leonino Da California has played an exceptional role in the history of the Portuguese community in San Jose since the early 1990s; therefore this building would not meet the standard for listing in the NRHP under Criterion A or CRHR under Criterion 1.

Batista and Delores Vieira, the longtime owners of this building, are important figures in the Portuguese community in California, and have been recognized by several groups and government officials for their efforts at promoting Portuguese culture, tradition, and language. However, they did not construct this building, nor did research reveal that they built the east – west wing addition. As owners of this building beginning between 1971 and 1980, they have acted as landlords renting space to various local businesses, and as such this building does not best represent their significance to the community. None of the other owners or tenants of this building appear to have made any important contributions to history that would be best embodied by this building. For these reasons, this property is not important under NRHP Criterion B or CRHR Criterion 2 for associations with any persons who made significant contributions to history at the local, state, or national levels.

The building at 1304 - 1310 East Julian Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it a work of a master architect (NRHP Criterion C or CRHR Criterion 3). This building is an unremarkable example of a small post-World War II shopping center featuring store front parking. It has very modest Spanish Eclectic influences primarily articulated by a red clay tile decorative awning. As the automobile gained popularity, commercial development was centered along large thoroughfares, and by the mid-1950s parking lots dominated the landscape and buildings occupied the background. Shopping centers became defined by the space surrounding them. They were often rectangular, sometimes featuring interlocking sections, simple entrances, graphics, and varying features on wall surfaces.¹² This building, initially developed as an industrial paint center, later became a shopping center. Given that it was not designed as a shopping center, but rather transformed into one, it does not represent a good example of the small commercial centers found throughout cities in postwar America. This property does not meet the standard for listing in the NRHP or CRHR under these criteria.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, moving the north - south wing from the adjoining parcel to its current location between 1956 and 1958 and construction of the east-west wing represent very substantial losses of historic integrity of location and design. In addition, the glazed vinyl replacement door and two fixed-pane aluminum windows along the north - south wing's north side, and the alterations to the roof have compromised the building's integrity of design, setting, materials, workmanship, feeling, and association.¹³

¹² Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 126-130.

¹³ HistoricAerials.com, 1968-1980; City of San Jose, Building Permit No. 55465.

Photographs (continued):



Photograph 2. North wall of east-west wing, and east wall of north-south wing; camera facing south, January 14, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-01

P1. Other Identifier: 1298 E. St. John Street

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 1298 E. St. John Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-09-031

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

The 0.23-acre parcel at 1298 East St. John Street contains an irregular-plan, 2,800-square-foot industrial building located in a mixed commercial/light-industrial and residential area of East San Jose (**Photograph 1**). The gable-roof building has corrugated metal roofing and siding throughout. The roof ridge includes three small vents, while a fourth vent is located on the eastern slope. A shed-roof addition extends to the west side. On the façade is a personnel door, a roll-up metal door and a top-hung horizontal sliding door. Similar doors are located on the west side, but these were partially obscured from view by a fence. Fenestration includes small, metal casement and fixed pane windows.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, November 19, 2013**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1960, Santa Clara County Assessor Records

*P7. Owner and Address:
Antonio & Dona Prevedello
3900 Aborn Road
San Jose, CA 95135-1802

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: ABC Paint & Body, Owens Body Shop

B2. Common Name: SMI Automatic Performance

B3. Original Use: automotive repair B4. Present Use: automotive repair

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1960; western addition built in 1961

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 1298 East St. John Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial and industrial development at local, state, or national levels (NRHP Criteria A or CRHR 1), nor is it associated with any historically significant people (NRHP Criteria B or CRHR 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criteria C or CRHR 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criteria D or CRHR 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 1298 East St. John Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. From 1918 to 1941, the pace of growth increased in East San Jose and included commercial development along the East Santa Clara corridor and WPRR corridor, residential growth north and south of East Santa Clara, and the construction of Theodore Roosevelt Junior High School.¹

At the end of World War II, most of the lots in East San Jose had been developed. New construction was limited to scattered vacant lots and some replacement of residences with commercial/light industrial buildings along East Santa Clara and North 27th Street. The property at 1298 East St. John Street was built in 1960 on a vacant lot at the corner of North 27th Street which was first subdivided as part of the Garden City Tract. At the time, this block of North 27th Street between East St. John Street and East Santa Clara consisted entirely of commercial/light industrial enterprises. Owners of the lot, Edward R. Guinn and Salvatore Ortega, constructed this steel-frame building to house their business, ABC Body Shop. About a year after Guinn and Ortega built the building, they constructed an addition on the west side. These two owned the property through the 1960s and were succeeded by Owens Body Shop owned by David Owens. The current owner Antonio and Dona Prevedello purchased the property in 1977, and leased it to C&L Painting.²

Evaluation

The property at 1298 East St. John Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This automotive repair building was built in 1960 as part of infill development in a commercial/light industrial corridor of East San Jose. Development of this property occurred well after the establishment of North 27th Street as a commercial/light industrial corridor and it is not significant within this context. Additionally, the businesses that occupied this property did not make demonstrably important contributions to their respective fields.

The property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961); USGS, Aerial Photograph, San Jose (Washington, D.C. USGS 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1915, 1950, 1957, 1962; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1960, 1964, 1969, 1975); City of San Jose, Building Department, Application for Building Permits, 1298 E. St. John Street, January 4, 1960 and December 12, 1961; Santa Clara County Assessor, Property Record as reported to First American Real Estate Solutions online service, 2013.

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*Resource Name or # (Assigned by recorder) Map Reference # C-01

*Recorded by Steven J. Melvin and Chandra Miller *Date November 19, 2013

Continuation Update

with the development, ownership or use of this property, including Edward Guinn, Salvatore Ortega, David Owens, and Antonio and Dona Prevedello, made demonstrably important contributions to history at the local, state, or national level.

The building at 1298 East St. John Street is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This is a utilitarian building made of common design and materials for its period and type. Simple wood frame, corrugated metal building became popular for commercial/light industrial buildings in the early twentieth century and were ubiquitous by the 1950s and 1960s. Furthermore, research did not reveal that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. While the building lacks historical and architectural significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it appears to retain integrity.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-02

P1. Other Identifier: 85 N. 27th Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 85 N. 27th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-09-032

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

The light-industrial property at 85 North 27th Street contains a 4,490-square-foot building and is located in a mixed light-industrial and residential area of East San Jose. The one-story building consists of a large garage and a small office addition on the front. (**Photograph 1**). The built has a flat roof with the garage element constructed of concrete blocks while the office has vertical groove composition wood panel siding. The office roof projects over the south wall, sheltering a glazed personnel door. Two aluminum-sash horizontal-sliding windows are on the front wall of the office.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1, Camera facing west, November 19, 2013.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1966, Santa Clara County Assessor Records

*P7. Owner and Address:
Antonio & Dona Prevedello
3900 Aborn Road
San Jose, CA 95135-1802

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Prevedello Foreign Auto Repair

B2. Common Name: E&J Electric Auto Repair

B3. Original Use: automotive repair B4. Present Use: automotive repair

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1966

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 85 North 27th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial/industrial expansion at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 85 North 27th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. From 1918 to 1941, the pace of growth increased in East San Jose and included commercial development along the East Santa Clara corridor and WPRR corridor, residential growth north and south of East Santa Clara, and the construction of Theodore Roosevelt Junior High School.¹

At the end of World War II, most of the lots in East San Jose had been developed. New construction was limited to scattered vacant lots and some replacement of residences with commercial/light industrial buildings along East Santa Clara and North 27th Street. The building at 85 North 27th Street was built in 1966 on a lot first subdivided as part of the Garden City Tract. Tony Prevedello owned this parcel in 1966 and built the current building to house his business, Prevedello Foreign Car Repair. A no longer extant building housing an auto steam cleaning business had previously occupied the lot. Prevedello's business had been located next door at 83 North 27th Street. Tony and his wife Dona continue to own the property.²

Evaluation

The property at 85 North 27th Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This automotive repair building was built in 1966 as part of infill development in a commercial/light industrial corridor of East San Jose. Development of this property occurred well after the establishment of North 27th Street as a commercial/light industrial corridor and it is not significant within this context. Additionally, the businesses that occupied this property did not make demonstrably important contributions to their respective fields.

The property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership and use of this property, including long-time owner Tony Prevedello, made demonstrably important contributions to history at the local, state, or national level.

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wpives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1964, 1969, 1975); Sanborn Map Company, *San Jose, California*, 1915, 1950, 1962; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1960, 1962, 1968, 1981); USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961); Santa Clara County Assessor, Property Record as reported to First American Real Estate Solutions online service, 2013.

Under NRHP Criterion C or CRHR Criterion 3, the building at 85 North 27th Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This is a utilitarian building made of common design and materials for its period and type. Its flat roof, lack of ornamentation, use of concrete block and composition wood panels, and emphasis on functionality and economy is typical for such commercial/light industrial buildings. Furthermore, research did not reveal that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. While the building lacks historical and architectural significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it appears to retain integrity.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # C-03

P1. Other Identifier: 83 N. 27th Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 83 N. 27th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-09-033

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

This property at 83 North 27th Street contains a one-story commercial/light-industrial building located in East San Jose. The building has an irregular-plan and multiple roof forms and levels, representing the gradual development and expansion of the building. At the front is a short, gable-roof element next to a flat-roof section and an adjacent low-pitch shed roof addition (**Photograph 1**). At the rear of the property is another flat-roof element that spans the width of the parcel. Siding on the building consists of vertical groove composition wood panels and corrugated metal. A personnel entrance is on the north side of the gable-roof portion while a single-car garage door is located on the front of the shed-roof addition.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, November 19, 2013**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1947, Santa Clara County Assessor Records

*P7. Owner and Address:
Antonio & Dona Prevedello
3900 Aborn Road
San Jose, CA 95135-1802

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: R.P. Paoli Company, Cagny's Company, Rickman-Lee Company, Prevedello Automotive Repair, Air-Fab

B2. Common Name: Valencia Upholstery

B3. Original Use: paint store B4. Present Use: automotive upholstery garage

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1947; addition gable building to rear building, ca. 1955; construction of garage element in 1966

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 83 North 27th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial/industrial expansion at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Subdivision and initial settlement of East San Jose began in the late nineteenth century, and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 83 North 27th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. From 1918 to 1941, the pace of growth increased in East San Jose and included commercial development along the East Santa Clara corridor and WPRR corridor, residential growth north and south of East Santa Clara, and the construction of Theodore Roosevelt Junior High School.¹

At the end of World War II, most of the lots in East San Jose had been developed. New construction was limited to scattered vacant lots and some replacement of residences with commercial/light industrial buildings along East Santa Clara and North 27th Street. The property at 83 North 27th Street was developed in 1947 on a lot first subdivided as part of the Garden City Tract. When built, the parcel had two separate buildings: a gable-roof building at the front of the parcel and a flat-roof storage building at the rear. The buildings were initially occupied by the R. P. Paoli Company, a painting contractor business. By 1949, Cagney's Company and Rickman-Lee, a weather stripping manufacturing company occupied the parcel. In the next decade, the two buildings had been joined with an addition onto the rear of the front building. Tony Prevedello purchased the property in the 1960s and established Prevedello Auto Repair. Prevedello built the current single-car garage element in 1966. In the 1970s, the building housed Air-Fab, an aircraft repair company owned by Dale H. Grimes and Robert N. Hall. Tony Prevedello, however, retained ownership of the property and currently owns it along with the buildings next door at 85 North 27th Street and 1298 East St. John Street.²

Evaluation

The property at 83 North 27th Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This automotive repair building was built in 1947 as part of infill development in a commercial/light industrial corridor of East San Jose. Development of this property occurred well after the establishment of North 27th Street as a commercial/light industrial corridor and it is not significant within this context. Additionally, the businesses that occupied this property did not make demonstrably important contributions to their respective fields.

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1947, 1950, 1955, 1960, 1964, 1969, 1975); USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1965); Sanborn Map Company, *San Jose, California*, 1950, 1958, 1962; City of San Jose, Building Department, Application for Building Permits, No. 2604, October 11, 1946; No. 51409, September 23, 1966; Santa Clara County Assessor, Property Record as reported to First American Real Estate Solutions online service, 2013; USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961).

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership and use of this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the building at 83 North 27th Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This is a utilitarian building made of common design and materials for its period and type. The building's use of such materials composition wood panels and emphasis on functionality and economy is typical for such commercial/light industrial buildings. Furthermore, research did not reveal that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the multiple additions to the building have diminished its integrity of materials, design and workmanship.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference # C-04

P1. Other Identifier: 23 N. 27th Street

*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) T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address 23 North 27th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-09-039

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

The 0.11-acre rectangular parcel at 23 North 27th Street contains a single-story, 1,800 square-foot building. The shop is entirely clad in corrugated metal and topped with an asymmetrical front gable roof. Windows throughout are sets of metal horizontal sliding sash with those in the front having false muntins and metal security grilles. A flush wood personnel door serves as the main entrance and is adjacent to a one-car garage bay with a roll-up door.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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



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

Photograph 1. Camera facing west,
March 26, 2014

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

1964, Santa Clara County Assessor Records, City of San Jose Building Permits

*P7. Owner and Address:
Emilio B. & Angela M. Desousa
1975 Mantelli Drive
Gilroy, CA 85020

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Eagle Pattern & Manufacturing

B2. Common Name: _____

B3. Original Use: industrial B4. Present Use: commercial

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1964; replacement windows at unknown date

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 23 North 27th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial/industrial expansion at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (various years); City Directories (various years); USGS, San Jose East Quadrangles; Santa Clara County Assessor Records; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 23 North 27th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. From 1918 to 1941, the pace of growth increased in East San Jose and included commercial development along the East Santa Clara corridor and WPRR corridor, residential growth north and south of East Santa Clara, and the construction of Theodore Roosevelt Junior High School.¹

At the end of World War II, most of the lots in East San Jose had been developed. New construction was limited to scattered vacant lots and some replacement of residences with commercial/light industrial buildings along East Santa Clara and North 27th Street. The building at 23 North 27th Street was built in 1965 on a vacant lot first subdivided as part of the Garden City Tract. At the time, this block of North 27th Street between East St. John Street and East Santa Clara consisted entirely of commercial/light industrial enterprises. Ben S. Painter owned this parcel in 1965 and the first tenant of the building was Eagle Pattern & Manufacturing, which occupied the building until 1977.²

Evaluation

The property at 23 North 27th Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This automotive repair building was built in 1964 as part of infill development in a commercial/light industrial corridor of East San Jose. Development of this property occurred well after the establishment of North 27th Street as a commercial/light industrial corridor and it is not significant within this context. Additionally, the businesses that occupied this property did not make demonstrably important contributions to their respective fields.

The property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership and use of this property made demonstrably important contributions to history at the local, state, or national level.

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wpives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Santa Clara County Assessor, Property Record as reported to First American Real Estate Solutions online service, 2013; City of San Jose, Building Department, Application for Building Permit, No. 44504, June 16, 1964; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1964, 1965, 1977); Sanborn Map Company, *San Jose, California*, 1915, 1950, 1962; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1960, 1962, 1968, 1981); USGS, *San Jose East Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961).

Under NRHP Criterion C or CRHR Criterion 3, the building at 85 North 27th Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This is a utilitarian building made of common design and materials for its period and type. Simple wood frame, corrugated metal building became popular for commercial/light industrial buildings in the early twentieth century and were ubiquitous by the 1950s and 1960s. Furthermore, research did not reveal that the building was designed by a master architect. Furthermore, research did not reveal that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the front door and front windows have diminished its integrity of materials, design and workmanship.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-05

P1. Other Identifier: 88 and 90 N. 26th Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 88-90 N. 26th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-09-051

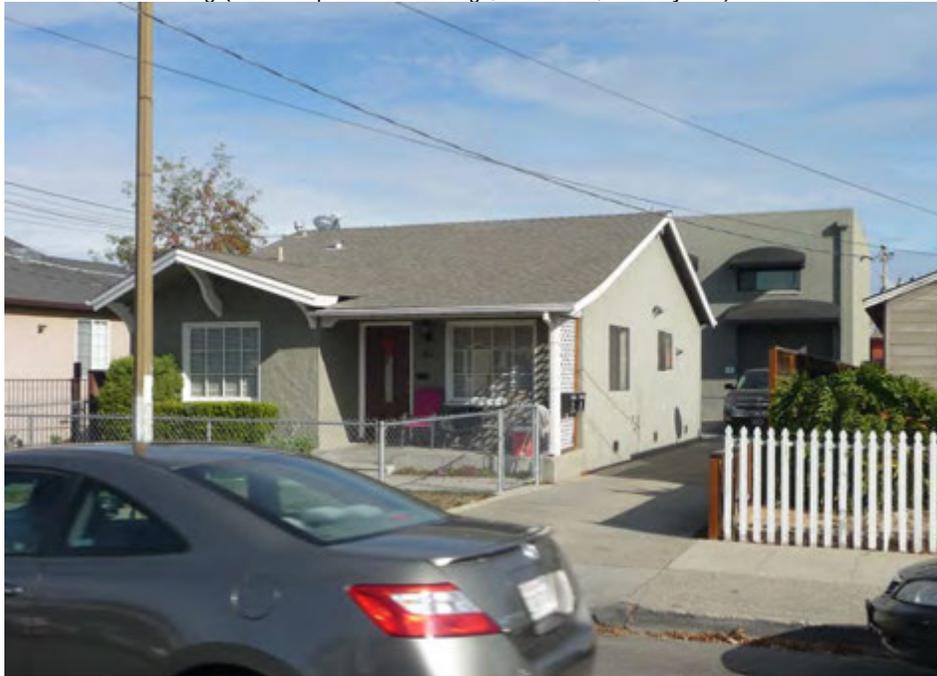
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 0.12-acre parcel at 88 and 90 North 26th Street contains two buildings: a single-story residence and a two-story concrete-block commercial building (**Photograph 1**). The residence at 88 North 26th Street is topped with a side-gable roof with a small projecting cross-gable on the façade. Covered in composition shingles, the roof has wide eaves, exposed rafter tails, knee braces, and modern gutters. The stucco clad walls have window openings of multi-light fixed pane and horizontal sliding sash, some of which have metal security grates. On the façade is a partial-width porch under an extension of the roof supported by a square wood post at the corner. The front entrance is a replacement glazed door. The two-story commercial building at 90 North 26th Street) has exposed concrete-block walls, replacement aluminum-sash windows sheltered by canvas awnings, a roll-up metal door, and a personnel door.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence; HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1937, Thomas Bros. Block Book, Sanborn Maps

*P7. Owner and Address:
Antonio and Kathleen Castillo
90 N. 26th Street
San Jose, CA 95116-110

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential; commercial

*B5. Architectural Style: Bungalow with Craftsman-style elements; utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Residence constructed ca. 1937; two-story commercial building constructed 1964; replacement windows on residence and commercial building, dates unknown.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 88 and 90 N. 26th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential or commercial/industrial expansion at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 88-90 North 26th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings.¹

The property at 88 and 90 N. 26th Street includes a residence constructed circa 1937 and a two-story commercial building built in 1964. The residence appears to have been developed by owner W. F. St. Ores, who had purchased the property in 1937 from John Humphrey. Humphrey had previously constructed a smaller residence on the parcel in the early 1920s, but that building appears to have been torn down. By 1940, Benjamin and Grace Duino had purchased the property, living there with their three-year-old son David. Benjamin was a printer with Rosicrucian Press while Grace worked as a packer at a local cannery. Within a couple years the property passed to John J. Roonan and Winnibel Roonan. Prior to living here, John worked as a laborer; during their residency at this house, he was employed by federal government, likely as part of the World War II labor force. Following the Roonans, subsequent owners and occupants were G. Jason Leion and his wife Helen, Rena V. Simpson, Joseph N. and Connie Cardona. In the 1960s, Dolphin Construction Company, a general contractor, purchased the property and built a two story concrete-block commercial building in the rear of the parcel. Dolphin Construction retained the property through the end of the 1960s. Fidelity Printing, owned by Forrest Crumpley of Los Gatos, purchased the property by 1975. Current owners and occupants, Antonio and Kathleen Castillo, purchased the property from Daniel Crumpley in 2009.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 88 and 89 N. 26th Street does not appear to have important associations with significant events in local, state, or national history. The property was first developed in 1937 well after the initial settlement of East San Jose and the Garden City Tract. The residence was built during a period of general residential expansion in the city and this neighborhood and does not represent an important trend or event within this

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Polk-Husted Company, *San Jose City and Santa Clara County Directory* (Sacramento: Polk-Husted Directory Co., 1922, 1925); R.L. Polk & Co., *San Jose City Directory* (San Francisco: R.L. Polk & Co., 1930, 1935, 1936, 1938, 1941, 1943, 1944, 1945, 1949-50, 1954, 1956, 1957, 1960); City of San Jose, Building Department, Application for Building Permit, No. 43243, January 6, 1964; Sanborn Map Company, *San Jose, California*, 1935, 1938, 1950; Thomas Bros., Block Book of San Jose (Los Angeles: Thomas Bros., 1924, 1949); Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

context, but instead is among numerous modest residential buildings constructed at the time. Likewise, the commercial/light-industrial building on the property, constructed in 1964, was built long after the first wave of commercial/light-industrial development in this area and was one of many such buildings constructed in East San Jose and the city in the post-war period.

The property is also not important for its associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the individuals associated with the development, ownership and use of this property—including W. F. Ores, Benjamin and Grace Duino, John and Winnibel Roonan, G. Jason and Helen Leion, Joseph and Connie Cardona, or any of the individuals associated with the construction and printing companies that occupied this property—made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the buildings at 88 and 90 N. 26th Street do not possess distinctive characteristics of a type, period, or method of construction, nor are they important works of a master architect; they are therefore not eligible under NRHP Criterion C or CRHR Criterion 3. The residence at 88 North 26th Street is a modest example of a Bungalow with some Craftsman-style elements. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style include a low-pitch gable roof, wide open eaves, exposed rafter tails, tapered columns on full or half length porches, and decorative beams and brackets. This residence exhibits very few modest characteristics of the style and is not an important or architecturally distinctive example. The commercial / light-industrial building at 90 N. 26th Street is a simple utilitarian building of common materials and design, and, therefore, lacks architectural distinction. In addition, the architects of these buildings are unknown, but they are modest and typical of the style and do not represent the important work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The buildings represent common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the windows, front door and application of stucco over the original wood siding on the residence and the demolition of the original detached garage and construction of the two-story commercial building have diminished the integrity of materials, workmanship, design, setting, feeling as association.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-06

P1. Other Identifier: 74 N. 26th Street

*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) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 74 N. 26th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 467-09-050

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

The 0.12-acre parcel at 74 North 26th Street contains a 651-square-foot residence and detached garage, and is located in a mixed residential and light-industrial area of East San Jose (**Photograph 1**). The residence has a rectangular plan that faces south with the side of the house fronting North 26th Street. It features a side-gable roof with composition shingles and moderately overhanging eaves. The walls are clad in horizontal shiplap wood siding. The entrance is under a slight projection of the main roof and accessed by a concrete stoop. Fenestration consists of replacement horizontal sliding sash vinyl windows throughout. A gable-roof one-car garage is located east of the residence at the rear of the parcel. It is clad in horizontal wood siding with vertical wood in the gable ends and has a personnel door and a modern garage door.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1949, Santa Clara County Assessor Records

*P7. Owner and Address:
James N. and Roberta C. Willeford
2114 Nimrick Lane
San Jose, CA 95124-6015

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) Residence and detached garage built 1949; replacement windows added on residence, date unknown.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Mobilhome Corporation

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 74 N. 26th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with post-war residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The residence does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 74 North 26th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings.¹

In 1949, Alice Amaral purchased the residence from Mobilhome Corporation, a home builder that constructed residences at an off-site factory and shipped them to customers. Once the dwelling was placed on-site, Amaral moved in from her rental unit one block away. She had previously held a variety of jobs, including a laborer for a cannery and packer at a packing house, but when she lived at 74 N. 26th Street, she worked at Mayfair Packing Company as a clerk. She was the widow of Joseph Amaral, with whom she had previously lived in a nearby house. Alice Amaral lived at this address until the mid 1970s. The current owners, James N. and Roberta C. Willeford, have owned the property since the late 1970s.²

The Mobilhome Corporation started in Bakersfield under the direction of entrepreneur Hugh Curran circa 1948 when the need for housing was acute. Mobilhome's approach was to gain efficiency by building entire houses at a factory and shipping them in one piece to the buyer's property. Prefabricating houses was not a new practice, it dates back to the early twentieth century, but became increasingly popular in the 1930s when the economic woes of the Great Depression encouraged many industries to seek new and innovative ways to lower the cost of home production and expand their markets. Curran started Mobilhome after being approached by an oil prospector who wanted a house in Kern County where he was seeking oil. The oilman wanted to be able to pick up his house and move it to a different site if the well didn't produce. Curran ultimately designed five different floor plans ranging from a 576-square-foot one-bedroom model that cost \$4,700, to a 1,144-square-foot three-bedroom model for \$9,150. The purchase price covered everything but the lot and buyers could customize the style and finishes of their home.³

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Sanborn Map Company, *San Jose, California*, 1950, 1962; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1940, 1947, 1949-50, 1954, 1956, 1959, 1964, 1969, 1975); US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 61B, 1940; The Pacific Telephone and Telegraph Company, [San Jose Telephone Directory] (The Pacific Telephone and Telegraph Company: 1972); City of San Jose, Building Department, Application for Building Permit, No. 8668, September 6, 1949.

³ Burnham Kelly, *The Prefabrication of Houses: A Study by the Albert Farwell Bemis Foundation of the Prefabrication Industry in the United States* (London: Chapman & Hall, Ltd., 1951), 29, 49-50; "Assembly-Line Houses Hit the Road" *Popular Science* (June 1949):

While innovative, Curran's Mobilhomes do not appear to be the first prefabricated homes that were entirely manufactured and assembled at a factory and shipped to the site. By 1946, Goodyear, the tire company, developed a low-cost, permanent house that was factory-built and delivered on a truck. Nonetheless, Mobilhomes became popular throughout Kern County prompting Curran to expand his operation throughout the state and, eventually, country. One of the first factories Curran opened outside of Bakersfield was in San Jose, where by 1948 Mobilhome Corporation was operating a factory on Phelan Avenue in the southern part of the city.⁴

In July 1949, Curran announced plans to take his corporation nationwide from the main office in Bakersfield. Mobilhomes were virtually indistinguishable from a standard wood-frame house that was built on-site. In appearance, size, and quality, Mobilhomes far surpassed earlier versions of complete prefabrication, and helped solve the housing shortage in many cities throughout the country. In 1949, Curran had begun or completed construction on twelve additional plants in major cities, including Milwaukee, Reno, Sacramento, and Phoenix. Curran sold his business to the American Homes Industries in 1969. Mobilhome eventually produced thousands of houses for individuals, as well as local and federal government agencies.⁵

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 74 North 26th Street does not appear to have important associations with significant events in local, state, or national history. This residence was built 1949, well after the initial settlement of East San Jose and the Garden City Tract. It was constructed as part of post World War II infill development during a period of general post-war residential expansion in the city and this neighborhood and does not represent an important trend or event within this context, but instead is among numerous modest residential buildings constructed during this period. The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership or use of this property, including its original owner and occupant Alice Amaral, made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the residence at 74 North 26th Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is an example of Minimal Traditional architecture, a style that was widely popular from about 1930s through the 1960s. It exhibits some modest Minimal Traditional design elements, such as a compact footprint, low-slung roof, and minimal ornamentation, but it is not an important or distinctive example of this style of architecture. In addition to lacking architectural merit, the Mobilhome house is not significant for its engineering, design, or method of construction. Although there were innovative aspects to the Mobilhome Corporation product line, the individual building that is the subject of this study was one of thousands of standard plan homes constructed by this and other similar companies during the post-war period to meet housing needs and is not important within this context.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the windows has diminished the integrity of materials, workmanship, and design.

113-118; [Mobilhome advertisement], *Bakersfield Californian*, 8 May 1948, 3; "Fine Homes to Roll off Production Line," *Bakersfield Californian*, 6 November 1948, 10; "Mobilhomes Adequate Housing Answer for Cuyama Valleyites," *Bakersfield Californian* 24 March 1951, 5; "Bakersfield Enterprise," *Bakersfield Californian*, 19 February 1949, 4; "Assembly-Line House-Builders," *Fortnight* Vol. 6, No. 5 (March 1949), 17.

⁴ Looking at Outstanding Prefabs, *Popular Science* (August 1946): 73; Kelly, *The Prefabrication of Houses*, 316-318; Conventionally Built Homes—For An Assembly Line. 71, No. 8. (August 1949), 94-95; "Fine Homes to Roll off Production Line," *Bakersfield Californian*, 6 November 1948, 10.

⁵ "Mobilhome Group Spreads Operations Through U.S.," *Bakersfield Californian*, 9 July 1949, 13; [Rancho Vista / Mobilhome advertisement], *Bakersfield Californian*, 30 July 1955, 4; "Mobilhome Gets U.S. Contract," *Bakersfield Californian*, 9 November 1957, 3; "A Visionary Builder," *Bakersfield Californian*, 28 July 1982.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-07

P1. Other Identifier: 60 N. 26th Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 60 N. 26th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-09-049

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

This single-story, 860-square-foot Minimal Traditional residence is on a 0.12-acre parcel in East San Jose (**Photograph 1**). The house has stucco-clad wall built on a roughly square plan and topped by a side-gable roof with a small cross-gable on the front corner; composition shingles cover the roof. Windows throughout are vinyl horizontal sliding sash. The small front entryway is comprised of a metal door sheltered by an extension of the roof with a stucco-clad square post at the corner. Also on the property is a detached shed and carport.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1940, Santa Clara County Assessor Records

*P7. Owner and Address:
Judy F. Peres
10300 Crothers Road
San Jose, CA 95127-1760

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) Residence and detached garage constructed in 1940; detached garage demolished post-1962; replacement stucco, windows and door, dates unknown.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Frank G. Rose

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 60 N. 26th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 60 North 26th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings.¹

In 1940, Helena Avila hired contractor Frank G. Rose to build her a single-family residence on this property at 60 N. 25th Street. A fruit cutter at a local cannery who previously resided in Oakland, Avila lived at this address with her son Arthur. By the mid 1950s, Arthur had moved out of the house, but Helena remained until at least 1960. Through the 1960s and 1970s, the property was occupied by various renters. Jose D. Peres held title to the property in the 1970s and passed it to the current owner, Judy Peres, in the 1980s. The property's original detached garage was demolished sometime after 1962 and the original wood siding, windows, and doors were replaced at an unknown date.²

Evaluation

The property at 60 N. 26th Street does not appear to have important associations with significant events in local, state, or national history, and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. This residence was built in 1940, well after the initial settlement of East San Jose and the Garden City Tract. The construction of this residence represented general in-fill development that was occurring throughout the region during this time period and it does not represent an important trend or event within this context, but rather is among numerous modest residential buildings constructed at the time.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development, ownership and use of this property, including the original owner/occupant Helena Avila, made demonstrably important contributions to history at the local, state, or national level.

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1941, 1942, 1943, 1945, 1947, 1960, 1964, 1969, 1975); US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-78, Sheet 3B, 1940; City of San Jose, Building Department, Building Permit No. 9145, June 6, 1940; Application for Electrical Permits, No. 38174, August 1, 1975; No. 25792, April 15, 1986; Sanborn Map Company, *San Jose, California*, 1950, 1962; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

The residence at 60 North 26th Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. It is a modest example of a Minimal Traditional style house. This style that was widely popular from the 1930s through the 1950s and is characterized by a compact footprint; low-slung often cross-gable roof; minimal ornamentation; wood, brick or stucco exteriors; and a small porch or entryway. While this residence features some characteristics of the style including the simple roof form with projecting cross-gable and small porch, it is a modest and typical example that lacks architectural distinction.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the wood siding with stucco, windows, and front door has diminished the integrity of materials, workmanship, and design.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-08

P1. Other Identifier: 50 N. 26th Street

*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) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 50 N. 26th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN

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

Assessor Parcel Number: 467-09-048

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

This property at 50 North 26th Street in East San Jose contains a 1,502-square-foot single-story residence and detached garage (**Photograph 1**). The residence has a front-gable roof with a nested front-gable projection on the façade and a cross-gable element on the south side. The roof is sheathed in composition shingles, has moderately overhanging eaves and an exterior chimney on the north wall. Stucco covers the exterior walls with windows of vinyl, horizontal sliding sash. At the front corner the nested gable shelters the front door and a partial-width porch with bulbed columns at the corners. The two-car gable-roof garage is located at the rear of the lot and accessed by a side driveway. It has composition shingle roofing, stucco siding, and a wood tilt-up garage door.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1926, Santa Clara County Assessor Records

*P7. Owner and Address:
Mary A. Barreiro
15 Thyme Court
Oakley, CA 94561-4614

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Craftsman elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Residence and detached garage built 1926; detached garage, post-1962; replacement of windows and original wood siding with stucco, date unknown.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 50 N. 26th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The residence does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

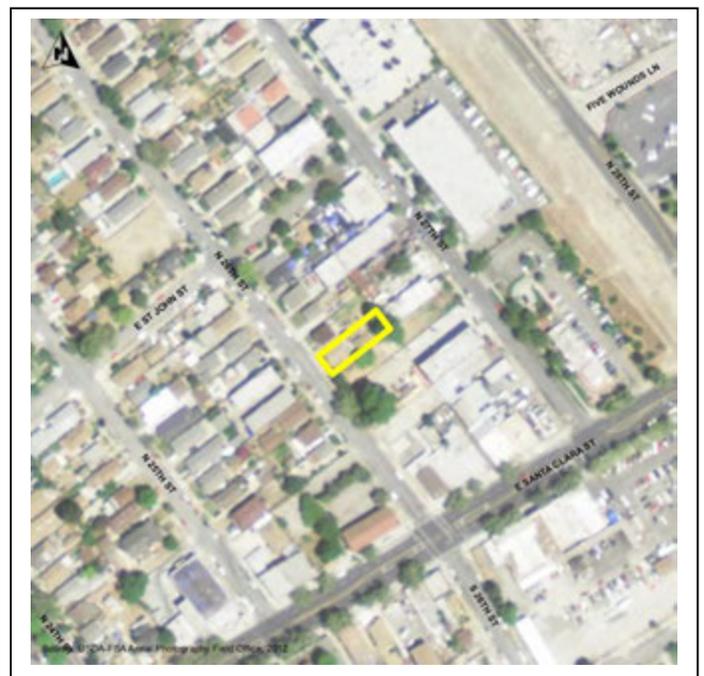
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 50 North 26th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings.¹

The residence at 50 North 26th Street was constructed in 1926 by J.N. DeRose, apparently as an investment property. The first tenants were Niels J. Nielsen, a carpenter, and his wife Amelia, who lived here through the late 1920s. Tenants during 1930s and early 1940s included and Esther Bennett (1931-1934), John J. and Kate Pizzo (1938), and Joseph and Alice Amaral (1940-1943). By 1945, Joseph J. and Gertrude Roberts had purchased and moved into the house. At the time, Joseph Roberts was a fitter for Food Machinery Corporation. The Roberts' moved out by 1949 and a succession of tenants lived at this address until about 1960 when Owens W. and Laura Johnson bought and resided in the house. An employee of Lockheed, Owens lived here with his wife into the 1970s. In recent decades, the residence has undergone some changes, including replacement of the original wood siding with stucco siding and replacement of the windows. The current owner, Mary A. Barreiro, purchased the property in 1993 from Bruce and Jeanette Harris.²

Evaluation

The property at 50 North 26th Street does not appear to have important associations with significant events in local, state, or national history, and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. This residence was built in 1926, well after the initial settlement of East San Jose and the Garden City Tract. The residence was built during a period of general residential expansion in the city and this neighborhood and is not important within the context of this trend, but instead is among numerous modest residential buildings constructed during this period.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development, ownership and use of this property made demonstrably important contributions to history at the local, state, or national level.

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1926, 1927, 1931, 1934, 1936, 1938, 1941, 1943, 1945, 1949-50, 1954, 1960, 1964, 1969, 1975); US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 61B, 1940; Sanborn Map Company, *San Jose, California*, 1931, 1950, 1962); Thomas Bros., Block Book of San Jose (Los Angeles: Thomas Bros., 1924, 1949); Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

The residence at 50 N. 26th Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. The building is a modest example of a Bungalow with some Craftsman-style elements. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style include a low-pitch gable roof, wide open eaves, exposed rafter tails, tapered columns on full or half length porches, and decorative beams and brackets. This residence features a few modest characteristics of the style including gable roof and porch with broad columns, but it is an unremarkable example of the style that lacks architectural distinction. The architect of this building is unknown, but it does not appear to be the important work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the wood siding with stucco and replacement of the windows has diminished the integrity of materials, workmanship, and design.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-09

P1. Other Identifier: 33-35 N. 26th Street

***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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 33 and 35 N. 26th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-10-007

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

The 0.12-acre parcel at 33-35 North 26th Street in East San Jose contains two residential buildings. The primary residence at 35 North 26th Street is single-story with a rectangular plan and a front-gable with wide eaves clad in composition shingles (**Photograph 1**). The walls are stucco clad with a brick apron on the façade. Fenestration consists of fixed/casement sets and vinyl vertical sliding sash windows. The front door is slightly off-center and has a metal screen door. The secondary residence at the rear of the parcel and largely obscured from view. It has a front gable roof and stucco walls.

***P3b. Resource Attributes:** (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing west, March 26, 2014

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1924, Santa Clara County Assessor Records

***P7. Owner and Address:**
Samuel A. Torres
33 N. 26th Street
San Jose, CA 95116

***P8. Recorded by:** (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 26, 2014

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

***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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Craftsman elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Primary residence constructed in 1924; detached garage constructed ca. 1924; secondary residence built or converted from garage ca. 1952; replacement windows and porch enclosure on primary residence, date unknown.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 33 and 35 North 25th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); Thomas Bros., Block Book of San Jose; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendum Tract were divided into residential lots for sale. This property at 33-35 North 26th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings.¹

This property at 33 and 35 North 26th Street was initially developed in 1924 with the construction of the primary residence at 35 North 26th Street. The original house number was 27 North 26th Street until the early 1950s. The earliest known resident was William W. Bryan, an employee of G.W. Motors who owned and lived in the house for about a year when he sold it to Ruth Mannix who also only lived there a short time. By the early 1930s, the house had passed to Vincent and Pauline Vidas, who owned and occupied it until the early 1940s. Vincent held different jobs, including a maintenance worker for a local cannery and a mechanic. In the late 1940s, the house was purchased by Ralph E. Lawrence, a millman at PM Company and his wife Martha. The Lawrences built the secondary residence, or possibly converted the former detached garage, in the early 1950s. When it was built, the secondary residence had a footprint about twice the size of the original garage. The Lawrences resided at the older residence while Julian Gong rented the secondary residence. Through most of the 1960s and 1970s, both houses were leased to a long succession of tenants. The current owner/occupant, Samuel Torres, purchased the property in 1983.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 33 and 35 North 26th Street does not appear to have important associations with significant events in local, state, or national history. The primary residence was built in 1924, well after the initial settlement of East San Jose and the Garden City Tract and during a period of general residential expansion in the city and this neighborhood. The secondary residence was built circa 1952 as infill development. Neither of these two buildings are important within their respective contexts. The primary residence was one of the many modest residential buildings constructed during the 1920s and 1930s in this area. The secondary residence is a typical example of

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Sanborn Map Company, *San Jose, California*, 1931, 1950, 1958, 1962; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1927, 1928, 1929, 1932, 1936, 1938, 1941, 1943, 1945, 1949-50, 1952, 1954, 1960, 1964, 1969, 1975); Thomas Bros., *Block Book of San Jose* (Los Angeles: Thomas Bros., 1924, 1949); US Census Bureau, *Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 3B, 1940*; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

post-war infill development when many second residences were built. As such, this property does not have important associations with significant historical events and fails to meet this criterion.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership and use of this property made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the buildings at 33 and 35 North 26th Street do not possess distinctive characteristics of a type, period, or method of construction, nor are they important works of a master architect; they are therefore not eligible under NRHP Criterion C or CRHR Criterion 3. The primary residence is a modest example of a Bungalow with some Craftsman-style elements. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style include a low-pitch gable roof, wide open eaves, exposed rafter tails, tapered columns on full or half length porches, and decorative beams and brackets. This residence features a few modest characteristics of the style including gable roof and exposed roof beams, but it is an unremarkable example of the style that lacks architectural distinction. Similarly, the secondary residence is also a simple, modest and unremarkable building that lacks architectural merit. In addition, the architects of these buildings are unknown, but they do not appear to be the works of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The buildings represent common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the wood siding with stucco, replacement of the windows, enclosure of the front porch and construction of the secondary residence has diminished the integrity of materials, workmanship, setting, feeling, association and design.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Other Identifier: 25 N. 26th Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 25 N. 26th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 467-10-008

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

The 0.12-acre parcel at 25 North 26th Street in East San Jose contains a single-story residence and detached garage. The residence has a roughly square plan and a side gable roof with composition shingles (**Photograph 1**). Lapped horizontal wood siding covers the exterior walls and vinyl horizontal and vertical sliding sash windows are throughout. On the façade is a partial-width porch is under a roof extension supported by two tapered wood columns on square brick pedestals. Brick steps to the porch are flanked by low, decorative brick columns. A flat-roof addition is on the rear of the residence and an exterior brick chimney is located on the south side

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1**, Camera facing northwest, March 26, 2014.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1918, Santa Clara County Assessor Records

*P7. Owner and Address:
Richard P. Dominguez Trust
25 N. 26th Street
San Jose, CA 95116-1111

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Craftsman elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1918; rear addition, replacement windows, date unknown.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 25 North 26th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The residence does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); US Census; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 25 North 26th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings.¹

The property at 25 North 26th Street was constructed in 1918 and the first known residents were Thomas and Bessie Owens who were renting the house in the early 1930s. While he lived at this address, Thomas Owens worked as clerk for Western Meat Company (1932) and manager of the Pine Tavern (1935). Frank and Angie Calabro moved in by 1936 and bought the house a year later. Frank Calabro was as a tailor and then a millworker at PM Company. The Calabros continued to live in this house in the 1970s.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 25 North 26th Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1918, well after the initial settlement of East San Jose and the Garden City Tract. The residence was built during a period of general residential expansion in the city and this neighborhood and is not important within the context of this trend, but instead is among numerous modest residential buildings constructed during this period.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 25 North 26th Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wpives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1930, 1931, 1932, 1935, 1936, 1938, 1941, 1943, 1949-50, 1954, 1960, 1964, 1969, 1975); The Pacific Telephone and Telegraph Company, [San Jose Telephone Directory] (The Pacific Telephone and Telegraph Company: 1972); Sanborn Map Company, *San Jose, California*, 1931, 1950; US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 3B, 1940; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

CRHR Criterion 3. The building is a modest example of a Bungalow with some Craftsman-style elements. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style include a low-pitch gable roof, wide open eaves, exposed rafter tails, tapered columns on full or half length porches, and decorative beams and brackets. This residence features a few modest characteristics of the style including gable roof; prominent porch; tapered wood columns and square brick pedestals; and wood siding, but it is an unremarkable example of the style that lacks architectural distinction. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the windows has diminished the integrity of materials, workmanship, and design.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-11

P1. Other Identifier: 30 N. 25th Street

*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) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 30 N. 25th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 467-10-014

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

The 0.12-acre parcel at 30 North 25th Street in East San Jose contains a 1,250-square-foot single-story residence and a detached garage. The house has a roughly rectangular plan with a residence is a front-gable roof with nested gable on the façade (**Photograph 1**). Topped by wood shingles, the roof features decorative brackets at the gable ends and narrow eaves. Horizontal lapped wood siding covers the walls and a louvered wood vent is in the front gable end. The house has vinyl windows with wide wood casing throughout; the three-part façade window is sheltered by an aluminum awning. At the front corner of the façade is a recessed porch accessed by brick stairs with a square brick column at the corner and. The house has two brick chimneys: an exterior one on the north side and an interior one near rear. Located east of the residence is the detached two-car garage with a front gable roof, horizontal wood siding and a personnel door. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1937, City of San Jose Building Permit

*P7. Owner and Address:
Elizabeth Sanchez
30 N. 25th Street
San Jose, CA 95116-1140

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Craftsman elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1937; garage built in 1973

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Leo Schutte (Schutte Bros.)

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 30 N. 25th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The residence does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. This property at 30 North 25th Street was built in the Garden City Tract of East San Jose, subdivided in 1887 by the Easton Eldridge Company. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings.¹

In 1937, Fred Biaggi hired Leo Schutte of Schutte Bros. to build this single-family residence at 30 North 25th Street on Lot 9 of Block 4 in the Garden City Tract. A widower, Fred Biaggi held a variety of jobs, including wood yard foreman, mechanic, and salesman. Fred Biaggi lived in this house with his three sons: Frances, Fred Jr., and George. Fred and his children lived at 30 North 25th Street until the early 1940s, when Salvatore and Edith Vicari purchased the property. Salvatore C. Vicari also worked a variety of jobs while he lived in this house including salesman, rancher/farmer, manager of Vicari Winery, and owner of Vicari Apartments, located at 1211 East Santa Clara Street. The Vicaris still lived at this address in the mid 1970s. In 1973, the Vicaris hired Frank Corrier to build a two-car garage at the rear of the property. Current owner and occupant, Elizabeth Sanchez purchased the property in 2001 from the Madore Trust.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 30 N. 25th Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1937, well after the initial settlement of East San Jose and the Garden City Tract. The residence was built during a period of general residential expansion in the city and this neighborhood and is not important within the context of this trend, but instead is among numerous modest residential buildings constructed during this period.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development and use of this property, including original owner and occupant Fred Biaggi, or later

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Sanborn Map Company, *San Jose, California*, 1950, 1958, 1962; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1938, 1940, 1941, 1943, 1949-50, 1954, 1960, 1964, 1969, 1975); US Census Bureau, Sixteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 4A, 1940; The Pacific Telephone and Telegraph Company, [San Jose Telephone Directory] (The Pacific Telephone and Telegraph Company: 1972); City of San Jose, Building Department, Application for Building Permit, No. 4801, March 12, 1937; No. 72980 June 7, 1972; US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-49, Sheet 6B, 1930; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

owners/occupants Salvatore and Edith Vicari, made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the building at 30 North 25th Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of a Bungalow with some Craftsman-style elements. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style include a low-pitch gable roof, wide open eaves, exposed rafter tails, tapered columns on full or half length porches, and decorative beams and brackets. This residence features a few modest characteristics of the style including wood brackets, wide window casing, and gable roof, but it is an unremarkable example of the style that lacks architectural distinction. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the windows has diminished the integrity of materials, workmanship, and design.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-12

P1. Other Identifier: 89 N. 24th Street

*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 East San Jose Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 89 N. 24th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 467-11-014

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

This 1,038-square-foot single story residence in East San Jose has a rectangular-shaped plan with a cross-gable roof. (**Photograph 1**). The roof features open eaves, exposed rafter tails, and narrow fascia boards under north and southern facing gables. The exterior walls are clad in stucco and openings consist of two and three-part, horizontal sliding windows with simple wood surrounds and a single one-over-one wood frame window. The wood front door is protected by a metal security gate and located underneath a small entryway with a shed roof supported by wooden posts and crossbeam and flanked by a low wood balustrade. It is accessed by four concrete stairs. On the north side of the residence is concrete driveway that leads to the detached, front-gable, two-car garage clad in stucco.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, Camera facing southwest, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1918, Santa Clara County Assessor

*P7. Owner and Address:
Ronald Reyes
89 N. 24th Street
San Jose, CA 95116

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Craftsman elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1918; windows replaced at unknown date; garage constructed at unknown date.

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

*B8. Related Features: _____

B9. Architect: _____ b. Builder: _____

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 89 N. 24th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The settlement of East San Jose began in the late nineteenth century with the subdivision of the area into town lots. Among these was the 500-acre Carey Subdivision platted in 1890 by J.B. Carey. The subdivision was bounded by Santa Clara Street, Coyote Creek, McKee Road and North 24th Street and located along a streetcar line that was recently extended east of Coyote Creek. Growth was slow in the subdivision and East San Jose through the late nineteenth century. When the City of East San Jose formed in 1906 it incorporated the Carey Subdivision along with the neighboring Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract. The city had a population at this time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, the East San Jose developed its own infrastructure and institutions with a small commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose. Following annexation, East San Jose continued to grow and attract more Portuguese immigrants who established social halls and constructed the Five Wounds Church. Following construction of the Western Pacific Railroad between 1917 and 1920 on the east side of the neighborhood, industrial development occurred along the railroad corridor. Residential development within the Carey Subdivision also began to blossom during this time with a large number of houses built between 1918 and 1928, including the house at 89 North 24th Street. By 1931, most of the lots in the Carey Subdivision had been built upon. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The house at 89 N. 24th Street was constructed in 1918 in the Carey Subdivision and one of its first residents was Samuel Haigh, a laborer, who resided in the house in 1923. By 1930, Clement Mercier had purchased the property. Mercier, a vegetable farmer and native of France lived there with his wife Louise and three daughters Mary, Marbella, and Margaret. The Mercier family owned the property until 1941 when Allen C. Bowie, an orderly at the county hospital, and his wife Blanche purchased it. They retained ownership until 1950 when they sold the property to Larry and Goldie Farr. Larry Farr worked as an electrician and their daughter Winnona, who also lived with them, worked as a saleswoman at the Mayfair Department store. The house sold again by 1955 to Frank and Mary Volpi. Frank worked as a splicer for Pacific Telephone and in 1964 as a metalworker at Serpa, Shamrock & Wenks, a local foundry. In 1969, Camelita Barbosa, a cannery worker, owned the house and retained ownership until her death in 1984. The current owner, Ronald Reyes, bought the property in 1989. The house at 89 N. 24th Street has undergone several remodels since its construction in 1918, the most noticeable being the replacement of all visible windows except one. Other changes include reroofing and the replacement of the original, small, one-car garage with the current two-car garage.²

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915, 1935, 1950, 1962) Sheet 1; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroad: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brother, 1924), 197; Santa Clara County, Santa Clara County Archives, County Map Book Collection Database, "Map of the J.B. Carey Subdivision," Available at <http://www.sccgov.org/sites/ceo/County%20Archives/Pages/Santa-Clara-County-Archives.aspx>, Accessed December 2013.

² Sanborn Map Company, *San Jose, California*, 1915-1962; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1931, 1948, 1960, 1968, 1981); City of San Jose, Building Division, Application for Building Permit, Permit # 9100223, October 22, 1990; US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 48-49, Sheet 8A, 1930; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1925, 1930, 1935, 1941, 1945, 1949-50, 1955, 1960, 1964, 1969, 1975); Thomas Brothers, *Block Book of San Jose*, 1940; Social Security Death Index, 1935-Current, "Carmelita Barbosa," Available at ancestry.com, Accessed December 2013; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 89 N. 24th Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1918, well after the initial settlement of East San Jose and the Carey Subdivision. The residence was built during a period of general residential expansion in the city and this neighborhood and does not represent an important trend or event within this context, but instead is among numerous modest residential buildings constructed during this period.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development and use of this property, including owners/occupants such as the Haigh, Mercier, Bowie, Farr, or Volpi families or Carmelita Barbosa made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the building at 89 N. 24th Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of a Bungalow with some Craftsman-style elements. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style include a low-pitch gable roof, wide open eaves, exposed rafter tails, tapered columns on full or half length porches, and decorative beams or braces. This residence exhibits modest characteristics of the style such as the porch and exposed rafter tails, but is not an important example of the style. The architect of this building is unknown, but this building is modest and typical of the style, and therefore does not represent the important work of a master architect.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, alterations such as replacement windows, new porch balustrade and construction of a garage have diminished the property's integrity of materials, workmanship, design, setting, feeling and association.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 453.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-13

P1. Other Identifier: 81 N. 24th Street

*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 East San Jose Date 1961 (photorevised 1980) T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address 81 N. 24th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 467-11-015

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

This single-story, 1,419-square-foot residence in East San Jose has a rectangular plan topped by a side-gable roof with a small front-gable projection (**Photograph 1**). The wood-frame residence is clad in stucco and has aluminum and vinyl horizontal sliding sash windows with milled wood surrounds. At the front corner is the main entrance accessed through an archway. The front door is solid wood protected by a metal security door. Decorating the front window is a wood sundial above and decorative metal railing below. On the south side is a small shed roof supported by wood knee braces covers a second entry and an exterior chimney is located to the east. Above one window is a decorative tile awning supported by milled wood braces. On the south side of the residence is concrete driveway that leads to the gable roof, detached garage clad in stucco with a roll-up door.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northwest, November 19, 2013.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1928, Santa Clara County Assessor

*P7. Owner and Address:
Brian Perdue
81 N. 24th Street
San Jose, CA 95116

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Spanish-Eclectic elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1928; replacement windows 1990

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 81 North 24th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The settlement of East San Jose began in the late nineteenth century with the subdivision of the area into town lots. Among these was the 500-acre Carey Subdivision platted in 1890 by J.B. Carey. The subdivision was bounded by Santa Clara Street, Coyote Creek, McKee Road and North 24th Street and located along a streetcar line that was recently extended east of Coyote Creek. Growth was slow in the subdivision and East San Jose through the late nineteenth century. When the City of East San Jose formed in 1906 it incorporated the Carey Subdivision along with the neighboring Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract. The city had a population at this time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, the East San Jose developed its own infrastructure and institutions with a small commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose. Following annexation, East San Jose continued to grow and attract more Portuguese immigrants who established social halls and constructed the Five Wounds Church. Following construction of the Western Pacific Railroad between 1917 and 1920 on the east side of the neighborhood, industrial development occurred along the railroad corridor. Residential development within the Carey Subdivision also began to blossom during this time with a large number of houses built between 1918 and 1928, including the house at 81 North 24th Street. By 1931, most of the lots in the Carey Subdivision had been built upon. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The house at 81 N. 24th Street was constructed in 1928 in the Carey Subdivision. By 1930, Max Yampol, a native of Russia, owned and occupied the residence. Yampol worked in the dairy industry and lived in this house with his wife Paulina and daughter Virginia. The Yampols remained at the house until about 1934 when it was sold to Harold J. Gay who worked as a pressman at a printing company and shared the house with his wife Marian. By 1960, Harold had been promoted to foreman at the Muirson Label Company before passing away two years later. Marian retained ownership until 1969 when the property was sold to R. Matheny, a welder at Peninsula Steel. In 1975, Jennie Gonzales bought the property and it passed from ING Bank to the current owner, Brian Perdue, in 2011. In 1990 a remodel of the house included all new windows and a new roof.²

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915, 1935, 1950, 1962) Sheet 1; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brother, 1924), 197; Santa Clara County, Santa Clara County Archives, County Map Book Collection Database, "Map of the J.B. Carey Subdivision," Available at <http://www.sccgov.org/sites/ceo/County%20Archives/Pages/Santa-Clara-County-Archives.aspx>, Accessed December 2013.

² Santa Clara County, Santa Clara County Archives, County Map Book Collection Database, "Map of the J.B. Carey Subdivision," Available at <http://www.sccgov.org/sites/ceo/County%20Archives/Pages/Santa-Clara-County-Archives.aspx>, Accessed December 2013; US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 48-49, Sheet 8A, 1930; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1930, 1931, 1932, 1933, 1935, 1941, 1945, 1949-50, 1952, 1955, 1960, 1964, 1969, 1975); Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brother, 1940): 197; US Census Bureau, Sixteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 2A, 1940; California Death Index, "Harold Gay," Available at ancestry.com, Accessed December 2013; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; Sanborn Map Company, *San Jose, California*, 1915-1962; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1931, 1948, 1960, 1968, 1981); City of San Jose, Building Division, Application for Building Permit, Permit # 9100223, October 22, 1990.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 81 N. 24th Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1928, well after the initial settlement of East San Jose and the Carey Subdivision. The residence was built during a period of general residential expansion in the city and this neighborhood and does not represent an important trend or event within this context, but instead is among numerous modest residential buildings constructed during this period.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development and use of this property, including owners/occupants Max Yampol or Harold Gay, made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the building at 81 N. 24th Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of a Bungalow with Spanish Eclectic-style influences. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style found on this house include a low-pitch roof, stucco walls and arches. This residence exhibits only modest characteristics of the style and is not an important or architecturally distinctive example. The architect of this building is unknown, but this building is modest and typical of the style, and therefore does not represent the important work of a master architect.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the original windows have diminished the property's integrity of materials, workmanship, design, feeling and association.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 417.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-14

P1. Other Identifier: 75 N. 24th Street

*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 East San Jose Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 75 N. 24th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 467-11-040

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

This 1,288-square-foot residence at 75 N. 24th Street is located on a 0.23-acre L-shaped parcel in East San Jose (**Photograph 1**). It has a roughly rectangular plan and a flat roof with a tile parapet. The wood-frame residence is clad in stucco and windows consist of vinyl two-part horizontal sliding sash with milled wood surrounds. Above one window is a decorative tile awning supported by milled wood braces. The main entrance is covered by a tile-clad shed roof with a stucco column at the corner. The entrance is accessed by two archways with brick detailing along the edges. The front door is a metal and lacks windows. On the façade is a low, semi-circular planter also with brick detailing along the edges. On the south side of the residence is concrete driveway that leads to a detached garage with a flat roof and clad in stucco.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northwest, November 19, 2013.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1928, Santa Clara County Assessor

*P7. Owner and Address:
Prasad M. Nallamothu
7203 Sharon Drive
San Jose, CA 95129

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Spanish-Eclectic elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1928; replacement windows and doors 2012.

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

*B8. Related Features: _____

B9. Architect: _____ b. Builder: _____

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 75 N. 24th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

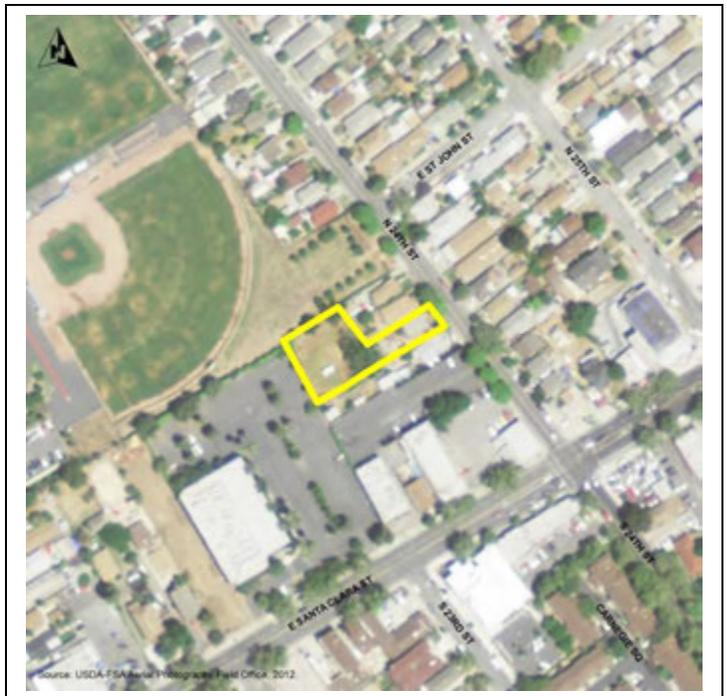
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The settlement of East San Jose began in the late nineteenth century with the subdivision of the area into town lots. Among these was the 500-acre Carey Subdivision platted in 1890 by J.B. Carey. The subdivision was bounded by Santa Clara Street, Coyote Creek, McKee Road and North 24th Street and located along a streetcar line that was recently extended east of Coyote Creek. Growth was slow in the subdivision and East San Jose through the late nineteenth century. When the City of East San Jose formed in 1906 it incorporated the Carey Subdivision along with the neighboring Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract. The city had a population at this time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, the East San Jose developed its own infrastructure and institutions with a small commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose. Following annexation, East San Jose continued to grow and attract more Portuguese immigrants who established social halls and constructed the Five Wounds Church. Following construction of the Western Pacific Railroad between 1917 and 1920 on the east side of the neighborhood, industrial development occurred along the railroad corridor. Residential development within the Carey Subdivision also began to blossom during this time with many houses built between 1918 and 1928, including the house at 75 North 24th Street. By 1931, most of the lots in the Carey Subdivision had been built upon. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The house at 75 North 24th Street was constructed in 1928 in the Carey Subdivision and its first residents were Celesto Rolandetti, a 49-year old cement worker, his 47 year-old wife Frances and their three children: Adolf (mill man, age 26), Arthur (mill man, age 18), and Agnes (telephone operator, age 20). By 1940, Arthur and Agnes had moved out and Celesto still worked in the concrete industry. Celesto died in 1950 and his wife Frances passed in 1956. Their eldest son Adolf then obtained title to the property and retained ownership until his death in 1979. In 1985, Bernice and Alphonse Cierebiej owned the house and sold it to the current owners, Prasad and Sucheta Nallamothu in 2004. In 2012, a fire caused extensive smoke and water damage leading to a remodel that included new windows and doors throughout.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 75 North 24th Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1928, well after the initial settlement of East San Jose and the Carey Subdivision. The residence was built during a period of general residential

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915, 1935, 1950, 1962) Sheet 1; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brother, 1924), 197; Santa Clara County, Santa Clara County Archives, County Map Book Collection Database, "Map of the J.B. Carey Subdivision," Available at <http://www.sccgov.org/sites/ceo/County%20Archives/Pages/Santa-Clara-County-Archives.aspx>, Accessed December 2013.

² Santa Clara County, Santa Clara County Archives, County Map Book Collection Database, "Map of the J.B. Carey Subdivision,"; US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-49, Sheet 8B, 1930; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1930, 1931, 1932, 1933, 1935, 1941, 1945, 1949-50, 1952, 1955, 1960, 1964, 1969, 1975); US Census Bureau, Sixteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 2A, 1940; California Death Index, Available at ancestry.com, Accessed December 2013; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1931, 1948, 1960, 1968, 1981); Sanborn Map Company, *San Jose, California*, 1915-1962; City of San Jose, Building Division, "Damage Survey Report," Folder #11-038505, February 9, 2012.

expansion in the city and this neighborhood and does not represent an important trend or event within this context, but instead is among numerous modest residential buildings constructed during this period.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development and use of this property, including original owner Celesto Rolandetti and family, or later owners/occupants made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the building at 81 North 24th Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of a Bungalow with Spanish Eclectic-style influences. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style found on this house include included the flat tile roof, arches and decorative use of tile and brick. This residence exhibits only modest characteristics of the style and is not an important or architecturally distinctive example. The designer of this building is unknown, but it is modest and typical of the style and does not represent the work of a master architect.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the original windows and doors have diminished the property's integrity of materials, workmanship, design, feeling and association.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 417.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-15

P1. Other Identifier: 29 N. 24th Street

*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 East San Jose Date 1961 (photorevised 1980) T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address 29 N. 24th Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 467-11-018

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

This 1,084-square-foot single story residence at 29 North 24th Street is located in East San Jose (**Photograph 1**). It has a rectangular plan and a low-pitched cross gable roof with composition shingles. The wood-frame residence is clad in stucco and windows include two-part horizontal sliding and fixed metal sash. The front entry is sheltered by a shed-roof supported by wooden posts. A metal security screen door obscures the front door. Decorative elements include faux half timbering, knee braces, and vertical wood slat vent under the gables. On the south side of the residence is a subtle bay projection flanked by a chimney that pierces the roofline. Located to the west of the residence is a detached garage that has been converted into a residence. It has a gabled roof clad in composition shingles, vertical wood siding, and vinyl windows.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, Camera facing west, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1918, Santa Clara County Assessor

*P7. Owner and Address:
Jesse Erickson
29 N 24th Street
San Jose, CA 95116

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Craftsman elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1918; windows replaced at unknown date; garage constructed and converted to residence at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 29 N. 24th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; Sanborn Maps (various years); See footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The settlement of East San Jose began in the late nineteenth century with the subdivision of the area into town lots. Among these was the 500-acre Carey Subdivision platted in 1890 by J.B. Carey. The subdivision was bounded by Santa Clara Street, Coyote Creek, McKee Road and North 24th Street and located along a streetcar line that was recently extended east of Coyote Creek. Growth was slow in the subdivision and East San Jose through the late nineteenth century. When the City of East San Jose formed in 1906 it incorporated the Carey Subdivision along with the neighboring Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract. The city had a population at this time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, the East San Jose developed its own infrastructure and institutions with a small commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose. Following annexation, East San Jose continued to grow and attract more Portuguese immigrants who established social halls and constructed the Five Wounds Church. Following construction of the Western Pacific Railroad between 1917 and 1920 on the east side of the neighborhood, industrial development occurred along the railroad corridor. Residential development within the Carey Subdivision also began to blossom during this time with many houses built between 1918 and 1928, including the house at 29 North 24th Street. By 1931, most of the lots in the Carey Subdivision had been built upon. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

William and Anna Higgins constructed the house at 29 North 24th Street in 1918 in the Carey Subdivision. From 1922 through 1940 at least seven different people resided in the house suggesting they were renters rather than owners. Around 1940, the house was purchased by K. H. Dahlkvist who lived in the house until 1944. In 1945, Joseph Giangreco, a laborer, and his wife Josephine, purchased and moved into the property. Originally from Italy, the couple moved to New York and became naturalized citizens before arriving in San Jose. Joseph died in 1961 and Josephine passed in 1971. Following Josephine's death, Nick Fillipelli purchased the property and the current owner, Jesse Erickson, bought it in 2005. When constructed in 1918, the property consisted of the residence and a small garage. In 2005, Erickson built an addition on the garage, more than doubling its square-footage and a third building was added at the rear the parcel. In addition, original windows were replaced with either aluminum horizontal sliding or vinyl horizontal sliding windows.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 29 North 24th Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1918, well after the initial settlement of East San Jose and the Carey Subdivision. The residence was built during a period of general residential

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915, 1935, 1950, 1962) Sheet 1; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brother, 1924), 197; Santa Clara County, Santa Clara County Archives, County Map Book Collection Database, "Map of the J.B. Carey Subdivision," Available at <http://www.sccgov.org/sites/ceo/County%20Archives/Pages/Santa-Clara-County-Archives.aspx>, Accessed December 2013.

² Thomas Brothers, *Block Book of San Jose*, (San Francisco: Thomas Brother, 1924), 197; R.L. Polk, *San Jose City Directory*, (R.L. Polk Company; 1922, 1925, 1929, 1930, 1934, 1938, 1941, 1945, 1964, 1975); Sanborn Map Company, *San Jose, California*, 1915-1932, 1939; California Death Index, Available at ancestry.com, Accessed December 13, 2013; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1931, 1948, 1960, 1968, 1981); Sanborn Map Company, *San Jose, California*, 1915-1962; Google Earth, historic aerial image, 2005, Accessed December 2013.

expansion in the city and this neighborhood and does not represent an important trend or event within this context, but instead is among numerous modest residential buildings constructed during this period.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development and use of this property, including original owner William and Anna Higgins, or later owners/occupants Joseph and Josephine Giangreco, made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the building at 29 North 24th Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of a Bungalow with some Craftsman-style elements. This type of small house was popular during the early twentieth century from about 1905 to 1930, especially in California. Typical characteristics of the style include a low-pitch gable roof, wide open eaves, exposed rafter tails, tapered columns on full or half length porches, and decorative beams and brackets. This residence exhibits only modest characteristics of the style and is not an important or architecturally distinctive example. The architect of this building is unknown, but this building is modest and typical of the style, and therefore does not represent the important work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition lacking lack historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of the original windows and garage addition and conversion to a residence have diminished the property's integrity of materials, workmanship, design, feeling and association.

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-16

*Recorded by Steven J. Melvin and Chandra Miller *Date November 19, 2013

Continuation Update

P1. Other Identifier: 1121 E. Santa Clara Street (Hotel Restaurant and Hotel Service Union Local No. 10); Friendship Hall
Assessor Parcel Number: 467-11-037

***P3a. Description:**

In June 2002, Basin Research Associates, Inc. evaluated this property on a DPR 523 form included in the “Historic Properties Survey Report for the VTA Santa Clara / Alum Rock Light Rail Project.” This property has been field checked and appears physically unchanged (**Photograph 1**). The property is now known as Friendship Hall. A copy of the previous recordation and evaluation is attached.

***P3b. Resource Attributes:** (List attributes and codes) HP13—Community center / social hall

***P11. Report Citation:** (Cite survey report and other sources, or enter “none.”) JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 201+.

***B10: Significance:**

The building evaluated on this form is the former Hotel Restaurant and Hotel Service Union Local No. 10 Hall, which was previously documented in 2002. The 2002 evaluation found the property not eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The NRHP status code of 6Y listed on the California Historic Properties Directory for the property indicates that SHPO concurred with this conclusion.

This property at 1121 East Santa Clara Street in San Jose does not meet the criteria for listing in the National Register of Historic Places. Built in 1957, the property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

***B14. Evaluator:** Cheryl Brookshear JRP Historical Consulting, LLC

***Date of Evaluation:** December 2013.

Photograph:



Photograph 1. Camera facing northwest, November 19, 2013

Previous Historic Resources Inventory:

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 or #: (assigned by recorder) 1121 East Santa Clara Street

P1. Other Identifier: Hotel Restaurant and Hotel Service Union Local No. 10 Ref. No. 35
 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 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. _____; Mount Diablo B.M.
 c. Address 1121 East Santa Clara Street City San Jose Zip 95116
 d. UTM: Zone 1Q; _____ mE / _____ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-11-037

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):
 Erected in 1957, this former union hall now functions as a center for the local Latino community, operating under the name "La Colonia Latina." The building faces south on a mid-block parcel in the East Santa Clara Street commercial district, adjoined by parking lots on the east and at the rear. The building fronts on the sidewalk, with no setback. The two-story structure has a rectangular plan and a flat roof that steps up toward the rear. The structural system consists of a concrete foundation and basement with reinforced-concrete and/or steel framing. The side and rear walls are clad in brick, with stucco infill panels at the rear. An open corridor with round concrete columns is recessed into the east side of the building, and there is a transformed double-door entry at the rear. The street façade includes the corridor entrance on the right and the recessed main entry at the center, with glass-paneled wood doors, flanked by a rounded wall. The upper story is a recessed window-wall with narrow vertical windows separated by aluminum panels ("fins") with a canted profile. The interior has a small entrance lobby with a delicate steel staircase winding up to a larger second-floor lobby serving a large auditorium with hardwood floor and stage (now used as a rental hall). The ground floor offices, accessible from a hallway next to the outdoor corridor, are also rented. The major alterations to the building are the brick walls, which have been painted, and the first story of the street façade, which has been stuccoed over. This was originally a window-wall framed by wood posts and slender horizontal mullions, still visible from the interior.

P3b. Resource Attributes: HP13—Community Center/Social Hall

P4. Resources present: Building Structure Object Site District Element of District Other

P5b. Description of Photo: View from SE

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1957

P7. Owner and Address
Grewal, Pritam S. Et Al.
1150 E. William St.
San Jose, CA 95116

P8. Recorded by:
 (Name, affiliation, and address)
Ward Hill and Woodruff Minor, Architectural
Historians and Charlene Duvall, Historian
Basin Research Associates, Inc.
1933 Davis St., Suite 210
San Leandro, CA 94577

P9. Date Recorded June 2002
 P10. Survey Type: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historic Properties Survey Report for the VTA Santa Clara/Alum Rock Light Rail Project

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) _____

DPR 523A (1/95)

P1. Other Identifier: 1119 E. Santa Clara Street; Assessor Parcel Number: 467-11-023

***P3a. Description:**

In June 2002, Basin Research Associates, Inc. evaluated this property on a DPR 523 form included in the “Historic Properties Survey Report for the VTA Santa Clara / Alum Rock Light Rail Project.” This property has been field checked and appears physically unchanged except for a fabric awning over the front entry and window (**Photograph 1**). A copy of the previous recordation and evaluation is attached.

***P3b. Resource Attributes:** (List attributes and codes) HP6—1-3 story commercial building

***P11. Report Citation:** (Cite survey report and other sources, or enter “none.”) JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 2016.

***B10: Significance:**

The building evaluated on this form is a former automotive garage and laundry, which was previously documented in 2002. The 2002 evaluation found the property not eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) and SHPO concurred with this conclusion.

This property at 1119 East Santa Clara Street in San Jose does not meet the criteria for listing in the National Register of Historic Places. Built in 1929, the property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

***B14. Evaluator:** Cheryl Brookshear JRP Historical Consulting, LLC

***Date of Evaluation:** December 2013.



Photograph 1. Camera facing northeast, November 19, 2013.

Previous Historic Resources Inventory:

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 <u>1</u> of <u>3</u> Resource Name or #: (assigned by recorder) <u>1119 East Santa Clara Street</u>	
P1. Other Identifier: <u>McCartney Auto Repair</u> Ref. No. <u>33</u> P2. Location: <input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)	
a. County <u>Santa Clara</u> b. USGS 7.5' Quad <u>San Jose East</u> Date <u>1980</u> T <u>7S</u> R <u>1E</u> ; - 1/4 of - 1/4 of Sec. _____; <u>Mount Diablo B.M.</u> c. Address <u>1119 East Santa Clara Street</u> City <u>San Jose</u> Zip <u>95116</u> d. UTM: Zone <u>10</u> ; _____ mE / _____ mN e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) <u>APN 467-11-023</u>	
P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries): Erected in 1929, this automobile repair garage faces south on a mid-block parcel in a commercial district. An asphalt driveway runs along the west property line to a parking area at the rear. The building's façade fronts on the sidewalk. The one-story structure has a rectangular plan and gable roof. The structure has a concrete slab foundation, a reinforced-concrete frame, concrete-block walls, and a wood-frame roof. (Some concrete blocks are stamped with the manufacturer's name—Thermolite—in upper-case letters.) The stucco-clad street façade has a gabled parapet that is stepped at the peak and at either end and is accentuated by heavy coping. There is an office entry with plate-glass window to the left and a vehicle entrance to the right. The interior is a unified space with exposed wood trusses and a small wood-frame office partitioned off at the front. A second vehicle entry on the building's rear wall is adjoined by a 12-light steel-sash window. This entry opens into a paved storage yard enclosed by a wire-mesh fence. The building appears to be largely intact. The office has an aluminum door and aluminum window; the vehicle entries have modern roll-up metal doors; and one of the rear windows has been replaced with a small wood-frame addition with shed roof.	
P3b. Resource Attributes: <u>HP6—Commercial Building</u>	
P4. Resources present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other	
	P5b. Description of Photo: <u>View from SW</u> P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both <u>1929</u> P7. Owner and Address <u>Rose, Joe A. & Mary F. Trs.</u> <u>665 N. 15th St.</u> <u>San Jose, CA 95112</u> P8. Recorded by: (Name, affiliation, and address) <u>Ward Hill Woodruff Minor, Architectural</u> <u>Historians and Charlene Duvall, Historian</u> <u>Basin Research Associates, Inc.</u> <u>1933 Davis St., Suite 210</u> <u>San Leandro, CA 94577</u> P9. Date Recorded <u>June 2002</u> P10. Survey Type: (Describe) <u>Intensive</u>
P11. Report Citation (Cite survey report and other sources, or enter "none"): <u>Historic Properties Survey Report for the VTA Santa Clara/Alum Rock Light Rail Project</u>	
Attachments: <input type="checkbox"/> NONE <input checked="" type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input checked="" type="checkbox"/> Continuation Sheet <input checked="" type="checkbox"/> Building, Structure and Object Record <input type="checkbox"/> Archaeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (List) _____	
DPR 523A (1/95)	

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

Primary # _____
 HRI # _____
 NRHP Status Code _____

Page 2 of 3 Resource Name or #: (assigned by recorder) 1119 East Santa Clara Street

B1. Historic Name: McCartney Auto Repair
 B2. Common Name: _____
 B3. Original Use: Auto Repair Shop B4. Present Use: Auto Repair Shop
 B5. Architectural Style: Spanish Colonial Revival
 B6. Construction History: (Construction date, alterations, and date of alterations)
 The building located at 1119 East Santa Clara Street was constructed in 1929. The building appears to be largely intact. The office has an aluminum door and aluminum window; the vehicle entries have modern roll-up metal doors; and one of the rear windows has been replaced with a small wood-frame addition with shed roof.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 B8. Related Features: _____
 B9a. Architect: Unknown B9b. Builder: Thermotite Construction Company
 B10. Significance: Theme Commercial Architecture Area San Jose
 Period of Significance 1929 Property Type Commercial Applicable Criteria none
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The building located at 1119 East Santa Clara Street was constructed in 1929, the contractor for the project was Thermotite Construction Company and the estimated cost of the building was \$3,700. The Thermotite Construction Company was founded by Floyd O. Bohnett in 1925. In 1921, Clouser, who held the patent for the building blocks, started a company headquartered in San Francisco and San Jose that made the block manufacturing molds and presses. Floyd Bohnett, Clouser's partner, held the Santa Clara County rights for the process. He first had a plant on his Campbell ranch until the completion of this plant on Stockton Avenue, which also became the company's marketing outlet. The building at 1119 East Santa Clara Street is constructed of the patented concrete blocks. Developed in the second decade of the 20th century, concrete blocks that could be laid by a relatively unskilled workman were an important innovation in the building industry. Concrete blocks also provided an inexpensive alternative to poured-in-place concrete construction. Thermotite Construction went out of business in the early 1930s. The earliest tenant for this building was Lorenzo McCartney's auto repair shop. By 1935, Gene Bourdet was altering the building for use as the Bourdet French Laundry, a use that continued until the laundry moved to their new building to the west at 1115 East Santa Clara Street. The building then returned to use as an auto repair shop. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)
 B12. References:
 G. A. Laffey, 580-582 Stockton Avenue, Thermotite Construction Company Building.
 San Jose Building Permits #295, 3/28/1929; #3240, 9/14/1935.
 San Jose City Directories, 1928-1963.
 San Jose Sanborn Fire Insurance Maps, 1921-1961.
 B13. Remarks:
 B14. Evaluator Ward Hill, Architectural Historian
 Date of Evaluation: June 2002

(This space reserved for official comments)

DPR 523L (1/95)

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
Page <u>3</u> of <u>3</u>	Resource Name or #: (assigned by recorder) <u>1119 East Santa Clara Street</u>
Recorded by <u>Ward Hill</u>	Date: <u>June 2002</u> <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Update
B10. Continued	
<i>Evaluation</i>	
<p>The auto garage retains a high level of historic integrity. The only visible alterations are the modern metal roll-up doors and a small rear addition. Although Thermotite Construction was an important local innovator in concrete block construction and many buildings were constructed using their technique. The building at 1119 East Santa Clara Street does not appear to be a particularly outstanding example of Thermotite concrete block construction because structurally the building is not concrete block, but actually concrete frame construction with concrete block infill. Thus, the building does not appear to be sufficiently exceptional or rare example of its style or construction technique in San Jose to be eligible for the National Register under Criterion C or the California Register under Criterion 3. The businesses that have occupied the building do not appear to be of sufficient historic significance for the building to be eligible under Criterion A or Criterion 1 because of its association with themes of historical or cultural significance. Also, the building does not appear to be associated with historically significant persons, thus it does not appear to be eligible under Criterion B or Criterion 2. Consequently, 1119 East Santa Clara Street does not appear to be eligible for the National or the California Register because it does not appear to be significant under Criteria A, B and C or Criteria 1, 2 and 3. The building also does not appear to be a contributing structure to a National or California Register eligible historic district.</p>	
DPR 523L (1/95)	

P1. Other Identifier: 1047 East Santa Clara Street; APN: 467-11-028

P3a. Description:

In June 2002, Basin Research Associates, Inc., evaluated this property on a DPR 523 form included in the “Historic Properties Survey Report for the VTA Santa Clara / Alum Rock Light Rail Project.” This property has been field checked and has had minor alterations since the previous form was completed including replacement of the front windows with vinyl horizontal sliding sash windows (**Photograph 1 and 2**). A copy of the previous recordation and evaluation is attached.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

*P11. Report Citation: (Cite survey report and other sources, or enter “none.”) JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 2016.

*P8. Recorded by: JRP Historical Consulting, LLC, 2850 Spafford Street, Davis, CA 95618

*P9. Date Recorded: March 26, 2014

B10. Significance:

The house at 1047 East Santa Clara Street was previously surveyed and evaluated in 2002 by Ward Hill and Charlene Duvall of Basin Research Associates, Inc., for the VTA Santa Clara/Alum Rock Light Rail Project. The previous survey concluded that the building appeared to meet NRHP Criterion A/CRHR Criterion 1 and NRHP Criterion B/CRHR Criterion 2 for listing in the CRHR or the NRHP for its association with the development of the Beat movement through the lives of Neal Cassady and Carolyn Cassady. The previous evaluation also suggests potential association with other Beat movement luminaries such as Allen Ginsberg and Jack Kerouac. The 2002 also found that the property did not meet Criterion C or 3. The California OHP has not yet concurred on these findings and the house is listed as unevaluated (7) in the California Historic Properties Directory.¹

This Update form was prepared to provide more information on the development of the neighborhood and re-evaluate the property’s potential significance under Criterion A and 1 and Criterion B and 2 for its association with Neal Cassady and Carolyn Cassady, and other Beat movement writers in the early 1950s. The evaluation presented on this Update form disagrees with the 2002 findings and concludes that the property does not meet NRHP Criterion A/CRHR Criterion 1 and NRHP Criterion B/CRHR Criterion 2 for important associations with important historical events or trends or strong associations with any important historical person. The property also does not embody distinctive architectural or engineering characteristics (NRHP Criterion C or CRHR Criterion 3) and has not, nor is it likely to, yield important information for history (NRHP Criterion d or CRHR Criterion 4). This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA.

Historic Context

The house pre-dates the Beat movement by about seventy years because it was originally constructed in 1887. It also pre-dates the brief incorporation of East San Jose between 1906 and 1911, when the town’s Board of Trustees passed bonds and various ordinances to provide for community development, such as a sewer system, street improvements, and a library. A population of 1,400 thrived with a small commercial area along Alum Rock Avenue (now East Santa Clara Street) and scattered residences, the largest concentration of which were located south of Alum Rock Avenue and along East San Fernando Street. Following annexation in 1911, East San Jose grew slowly as the city expanded to the south and west. Commercial enterprise gradually spread along Alum Rock Road which was renamed East Santa Clara Street in keeping with

¹ Through an error the house was listed as concurred by consensus (2S2) and eligible under Criterion C. That eligibility applied to a different property and the OHP has removed any evaluation of 1047 E. Santa Clara Street.

the street system of San Jose. The area north of East Santa Clara Street and west of North 24th Street remained sparse with few dwellings of which 1047 E. Santa Clara was one.²

Between 1915 and 1950, East San Jose underwent a period of sustained growth and the focus of expansion took place east of 24th Street around Highway 101. As the area grew, so too did the commercial corridor along East Santa Clara Street, especially between the Coyote Creek Crossing and 24th Street. Following World War II, many working-class Mexicans began moving into East San Jose. Concurrently, most middle-class Anglos and Mexican-American immigrants began leaving the area for newly developed subdivisions located along the outskirts of San Jose. By the end of the 1960s, East San Jose had clearly fallen on hard times. The rapid residential and industrial development of San Jose suburban communities further north contributed significantly to East San Jose's economic and structural deterioration. In the 1960s, for example, both Ford and General Motors constructed new plants in the East Bay in locations that required most workers to commute by automobile. Consequently, these new manufacturing jobs remained largely out of reach for most working-class East San Jose residents who could not afford transportation expenses.³

Neal and Carolyn Cassady and their children moved into the house at 1047 E. Santa Clara in 1952 during the post-war development of eastern San Jose. The Cassadys were a part of the "Beat" generation, a counter cultural movement inspired by several authors, including Jack Kerouac, Allen Ginsberg and William Burroughs. Neal Cassady is best known as a friend of these writers and as an inspiration for characters in the work of Kerouac and Ginsberg, among others. Neal Cassady wrote only one book himself, *The First Third*, which is not as well known or acclaimed as the works of the others. The literary group had its origins in New York where Kerouac, Ginsberg, Burroughs and Neal Cassady met in the 1940s. Even during the earliest years of their friendship, none of them had stable living arrangements.⁴ For example, between 1947 and 1949 Allen Ginsberg traveled with the merchant marine, lived in New York and was institutionalized. Later in life he traveled all over the world.⁵ Neal followed Carolyn to San Francisco where she lived between 1947 and 1951. Their early marriage, beginning in 1948, included frequent separations while Neal took numerous road trips and was involved with several women. Several of these trips were later chronicled in *On the Road* by Jack Kerouac. During this time, Carolyn had three children with Neal and established a home at 29 Russell Street in San Francisco. Neal reunited with her there in 1951 and his friend Jack Kerouac visited them in San Francisco and worked on portions of *On the Road* while staying with them.

Following a family road trip in 1952 Neal and Carolyn moved to 1047 East Santa Clara Street in San Jose. In San Jose, as in San Francisco, they were visited by Jack Kerouac and Allen Ginsberg. This time Kerouac was not working on a specific project. Allen Ginsberg would eventually move to Berkeley and later to San Francisco after staying with Neal and Carolyn in the San Jose home for two months in 1954. During the Cassadys' period in the home (1952-1954) Neal continued to experiment and pursue an unconventional life involving drug use and extramarital relationships. In an attempt to reconcile their marriage, they turned to spiritualism based on Edgar Cayce's *Many Mansions*. The couple purchased a house in Los Gatos in 1954, but after three years in that home, Neal was arrested for drug possession and spent two years in San Quentin Prison. Carolyn divorced him in 1963, and he went on a cross country road trip with the Merry Pranksters.⁶

The Cassadys were among the first of the group to move to California and encouraged both Kerouac and Ginsberg to visit and relocate, but neither Kerouac or Ginsberg were involved with projects during their visits and the home on East Santa Clara Street is not associated with their productive careers. Kerouac first came to California to stay with the Cassadys in 1948 while they were living in San Francisco. During that time he was still assembling his seminal work *On the Road* which chronicled his road trips with Neal Cassady and Allen Ginsberg in the 1940s. By the time the Cassadys relocated to

² Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, December 1, 1972; and Leland Joachim, "History of East San Jose," *San Jose Mercury*, September 13, 1980; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915).

³ Joseph A. Rodriguez, "Ethnicity and the Horizontal City: Mexican Americans and the Chicano Movement in San Jose, California," *Journal of Urban History*, July 1995, 603-604.

⁴ Carolyn Cassady, *Off the Road* (New York: William Morrow and Company, Inc, 1990) 29.

⁵ Allen Ginsberg Trust, "Life Line" <http://www.allenginsberg.org/lifeline.php> accessed February 11, 2008.

⁶ Carolyn Cassady, *Off the Road*, 370.

San Jose, Kerouac had completed the novel, although it was not yet published, and did not have a specific project underway during his stay with them in 1952.

Allen Ginsberg made his first trip to California in 1954 and stayed with the Cassadys in San Jose. While Carolyn Cassady did witness Neal and Allen's intimate relationship while the three of them were living in the house, the relationship between Neal and Allen Ginsberg pre-existed the Cassady marriage and their occupation of the San Jose house. Ginsberg wrote his breakthrough poem *Howl* the following year (1955) in Berkeley. The poem refers to many of the Beat luminaries and Ginsberg's love interests, and the poem was originally titled *Howl for Carl Solomon* to whom it was dedicated. It was not limited to his relationship with Neal Cassady and cannot be documented as directly associated with events which occurred at the house.

Evaluation

Despite its brief time as the Cassady home and even briefer visits by Beat writers, the property does not have a specific or direct association with a significant individual, nor is it specifically associated with events that constitute the development of this significant social movement (Criterion A or 1 and Criterion B or 2). The Beat movement was an important literary and counter culture movement in American history; however, the house does not have a direct important association with the movement, which began in New York and Columbia University where Kerouac and Ginsberg met. They later met Neal Cassady during Neal's honeymoon following his first marriage. The circle of friends met frequently at clubs like Bickford's and Fugazzi's as well as trolling less reputable parts of New York. Most Americans know the movement through Kerouac's and Ginsberg's accounts of the road trips taken by Neal Cassady, Allen Ginsberg and Jack Kerouac. In the mid-1950s the movement came to California, specifically San Francisco where the Cassadys had moved after their marriage. Their home at 29 Russell Street is one of the locations where Kerouac wrote portions of *On the Road*. Berkeley became Ginsberg's home and Gallery Six in that city gained fame for the Six on Six poetry reading that Ginsberg organized. City Lights Bookstore, which provided an outlet and financial support for the authors, is a San Francisco City Landmark. The house at 1047 East Santa Clara Street is one of several residences that the Cassadys lived in during their relationships with Beat writers. The house at 29 Russell Street in San Francisco, for example, is still standing but has not been evaluated, and their later home in Los Gatos has been demolished. The other widely known gathering spots for the members of the 'Beat generation' in San Francisco, Berkeley and New York have closer associations and provide better insight to the movement and events connected with the movement.

Neal and Carolyn Cassady lived in the house on East Santa Clara for only two years. In those two years they attempted to live the most conventional portion of their lives, but they were not ultimately successful. Not a writer himself, Neal was a subject for Kerouac and Ginsberg and others who founded the Beat generation. Cassady was known for his participation in famous road trips which took place between 1946 and 1948 when he traveled with Kerouac and Ginsberg, and a second period in the 1960s when he traveled with the Merry Pranksters. In practice he did not make a historically significant contribution to history that can be associated directly with the house on East Santa Clara Street. Over the course of Cassadys' friendships with Kerouac, Burroughs and Ginsberg (1946-1968), none of the road trips took place from this house. Marijuana use and extramarital affairs for both the Cassadys and their Beat house guests cannot be documented as historically significant events. Furthermore, none of the most influential Beat literary works were produced here either. As a result, the house has only tenuous connections to the Beat generation writers and does not have important or direct associations with Neal Cassady's influence on the movement (NRHP Criterion B or CRHR Criterion 2).

*B14. Evaluator: Cheryl Brookshear/Meta Bunse

*Date of Evaluation: March 2014

Photographs:



Photograph 1: Camera facing northeast, March 26, 2014.



Photograph 2: Camera facing north, March 26, 2014.

Previous Historic Resources Inventory:

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

Primary # P-43-001400
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: (assigned by recorder) 1047 East Santa Clara Street

P1. Other Identifier: Cross/Wright/Cassady House Ref. No. 25
 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 1980 T 7S R 1E; - 1/4 of - 1/4 of Sec. _____; Mount Diablo B.M. _____
 c. Address 1047 East Santa Clara Street City San Jose Zip 95116
 d. UTM: Zone 10; _____ mE / _____ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) _____ APN 467-11-028

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):
 This property consists of two houses and a shed on a deep mid-block parcel in a predominantly commercial district. The lot is encompassed by wire-mesh and wood fences. The front house is set back from the street, and the rear house is accessed by a gravel driveway running along the west property line. A wood-frame, hip-roofed shed clad in stucco and T-111 wood siding is situated toward the back of the parcel, behind the rear house. The yards are planted in grass, shrubs and trees, including firs and palms at the front and redwoods at the rear.
 The front house was built ca. 1887 in the Italianate style and later altered in the Bungalow style (probably when the rear house was built). The nineteenth-century house is evident in the plan, massing, roof, and residual detailing. It is a one-story, wood-frame structure with a rectangular plan and a flat-top hip roof. A partially battered frieze extends around the house, and there are six carved and incised brackets at the rear. A polygonal bay window projects from the east side of the house; the bay has wood siding, a hip roof, and eaves adorned with incised brackets. Alterations in the Bungalow style include the stucco veneer on the walls, the wood-sash casement windows (some with slender mullion borders), and the rebuilt street facade. The facade has a central porch with a steeply pitched gable roof, eave returns, round-arched openings, stucco banding, and stepped buttresses by the stairs. Stuccoed planters surmounted by paired 8-light casement windows flank the porch. Hipped extensions at the rear and east side (behind the bay) appear to be early additions. The exterior does not appear to have been altered since the major remodeling in the Bungalow style. The interior was not inspected.
 (see continuation sheet)

P3b. Resource Attributes: HP2--Single Family Property
 P4. Resources present: Building Structure Object Site District Element of District Other _____

P5b. Description of Photo: View from SW
 P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1887, Rear dwelling 1924
 P7. Owner and Address
Nanez, Luis M. & Guadalupe C.
19675 Hale Ave
Morgan Hill, CA 95037
 P8. Recorded by:
 (Name, affiliation, and address)
Ward Hill and Woodruff Minor, Architectural
Historians and Charlene Duval and
Franklin Maggi, Historians
Basin Research Associates, Inc.
1933 Davis St., Suite 210
San Leandro, CA 94577
 P9. Date Recorded June 2002
 P10. Survey Type: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historic Properties Survey Report for the VTA Santa Clara/Alum Rock Light Rail Project

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) _____

DPR 523A (1/95)

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

Primary # _____
 HRI # _____

NRHP Status Code _____

Page 2 of 4 Resource Name or #: (assigned by recorder) 1047 East Santa Clara Street

- B1. Historic Name: Cross/Wright/Cassady House
 B2. Common Name: _____
 B3. Original Use: Residence B4. Present Use: Residence
 B5. Architectural Style: Bungalow
 B6. Construction History: (Construction date, alterations, and date of alterations)

The house located at 1047 East Santa Clara Street was constructed about 1887. The cottage was added in 1924, at which time the original house was altered in the Bungalow style. Alterations in the Bungalow style include the stucco veneer on the walls, the wood-sash casement windows (some with slender mullion borders), and the rebuilt street façade. Hipped extensions at the rear and east side (behind the bay) appear to be early additions. The exterior does not appear to have been altered since the major remodeling in the Bungalow style.

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

B8. Related Features: _____

B9a. Architect: Unknown B9b. Builder: Unknown

B10. Significance: Theme Social/Political Area APN 467-11-028

Period of Significance 1950s Property Type Residential Applicable Criteria potentially A/1
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located at 1047 East Santa Clara Street was constructed about 1887 by Rev. Aaron Cross. Cross lived at the site until 1892, after which his son, Moses S. Cross, a professor at the University of the Pacific was living at this address. In 1896 and 1897, Theodore M. Wright, a partner in the printing firm of Mulson & Wright, lived at this address. Wright later moved to the south side of East Santa Clara and became one of the key citizens that incorporated the town of East San Jose. He served as the new city's second mayor. Well known as a moralist, he was later elected to the State Assembly where he authored the state's anti-liquor law known as the "little Volstead Act." By 1913, Mrs. Elizabeth Kingston was residing at this address and was still listed as owner in 1924. In late 1924, new owners Michael Ottoviggio built a four-room cottage to the rear of the house where Paul Ottoviggio lived. (see continuation sheet)

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

B12. References:

1. General Sources

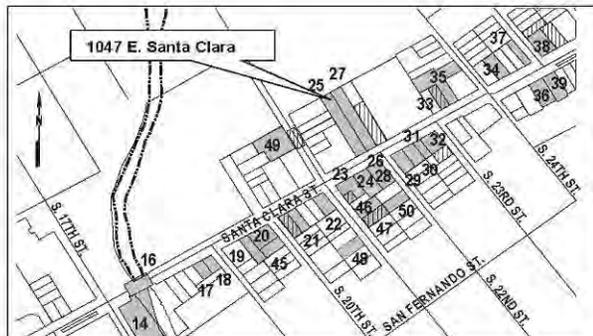
- Cassady, C., *Heart Beat: My Life with Jack and Neal*, 1976. *Off the Road: My Life With Cassady, Kerouac, and Ginsberg*, 1990.
 Douglas, J., *Historical Footnotes of Santa Clara Valley*, 1993.
 Ginsberg, A., *Howl and Other Poems*, 1956.
 Kerouac, J., *On The Road*, 1957. *Visions of Cody*, 1960.
 Kesey, K., *Kesey's Garage Sale*, 1973.
 Stephenson, G., *The Daybreak Boys*, 1990.
 Watson, S., *The Birth of the Beat Generation*, 1995.
 Wolfe, T., *The Electric Kool Aid Acid Test*, 1968.
 (see continuation sheet)

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4

Resource Name or #: (assigned by recorder) 1047 East Santa Clara Street

Recorded by Ward Hill
Update

Date: June 2002 Continuation

P3a. continued

The rear house, built in 1924, is a one-story bungalow with a rectangular plan and a low-pitch hip roof. The wood-frame structure is sheathed in stucco. A recessed porch with stuccoed arches (and no balustrade) runs across the front the house, providing a terrace-like space several steps above the garden. The symmetrical façade consists of three archways framing a central entry and flanking window panels. Each panel consists of three large wood-sash casements with slender mullion borders and molded frames and sills. Similar but smaller casement windows (and a double-hung window) are on the house's east side. A tall, stucco-clad chimney projects above the west roof slope. The house appears to be unaltered except for the recent replacement of the west side windows with smaller windows with aluminum sash. The interior was not inspected.

B10. continued

Perhaps the most interesting owners of these houses were Beat Generation notables Neal and Carolyn Cassidy who owned the property between 1952 and 1954. Neal and Carolyn Cassidy lived with their three children, Jami, Cathleen Joanne, and John Allen, at 1047 East Santa Clara Street from late Spring 1952 to Fall 1954. They had met in Denver in 1947 and married in 1948. Events that took place in the main house are chronicled in *Off the Road* by Carolyn Cassidy. Jack Kerouac was a frequent houseguest, and Allen Ginsberg stayed there as well.

Neal was born in Salt Lake City, Utah in 1926. Raised by an alcoholic father, as a young adult his fast-paced, fun-loving lifestyle and time spent in juvenile detention centers would set the stage for two decades of exploits that would eventually establish him as a modern American folk hero.

In 1946, during Neal's first marriage to his teenage wife LuAnne, he journeyed to New York and met Jack Kerouac, Allen Ginsberg, and William Burroughs. Within this nucleus of future literary figures would evolve the Beat Generation, Cassidy a philosopher of the oral tradition from whom, over his lifetime, would pour a boundless monologue of counter-culture teachings.

Following his return to Denver and marriage to Carolyn Robinson, over the next two years Neal embarked on four cross-country road trips with Jack Kerouac that would be chronicled in the American classic *On The Road*. Through the guises of Dean Moriarty, and later Cody Pomeroy and others, Kerouac's stories would use Cassidy's character for security and inspiration, and in the process created a prototype for American youth in the late 1950s and 1960s of a personality type that is energized, rather than crippled by alienation (Kerouac 1957; 1960).

By 1950, Neal and Carolyn had separated, but reconciled when Neal moved to join her in San Francisco, where she bore John Allen in September 1951. They lived at 29 Russell, and Neal worked as a brakeman for the Southern Pacific Railroad. Following John Allen's birth, Neal convinced Kerouac to join them in San Francisco, where he remained until May 1952. The Cassidy family subsequently moved to San Jose after dropping off Kerouac in Southern California for his trip to Mexico, and remained in the South Bay area, moving to Monte Sereno in late 1954.

In San Jose, the Cassidy family attempted to resolve Neal's "breakneck panoramic style" within the conventions of modern middle-class life (Watson 1995). Carolyn's two books about Neal and Jack describe in detail the lifestyle they attempted to create in San Jose in the nine-room house on East Santa Clara Street (Cassidy 1976; 1990). Allen Ginsberg, who would later join them in San Jose described in poetic form:

"Carolyn" lives by this ruinous single-track idea of running the family according to her ideas strictly, ideas which are made copies of House Beautiful and are really nowhere. Neal's new pathway to salvation a mixture of juvenile film flammery crackpot religion, and a desperate attempt to replace his internal emptiness with a prefabricated system of impulse control." (Watson 1995)

Ginsberg was enamored by Neal, and saw Cassidy as an ideal hero and mate. He came to California in June 1954 to join Neal and Carolyn in San Jose. During their summer on East Santa Clara Street, Carolyn drew a now-well known pencil portrait of Ginsberg. The summer ended disastrously in August however, when Carolyn walked in on Allen and Neal, and forbade Allen to ever see her husband again. Lending him \$20 and driving him to Berkeley, this event is cited as opening the door to Ginsberg to San Francisco, where he would find a widening audience and become a part of the San Francisco Renaissance. The early relationship of Neal Cassidy and Allen Ginsberg, and Neal's later rejection of Ginsberg, both had a significant effect on Ginsberg's writing. His unorthodox 1956 poem "Howl," is dedicated to Neal Cassidy, and Neal is the sexual character that re-appears in Ginsberg's work (Ginsberg 1956; Stephenson 1990).

A settlement due to a railroad-related injury allowed Neal and Carolyn to purchase property and bought a house in Monte Sereno; and by late 1954, they had left San Jose. In Monte Sereno, Neal's exploits would earn him the title of the Holy Fool, the Avatar of American Hipness. With Ken Kesey, he would drive the psychedelic bus "Further" from 1964-1966, roaming across America, promulgating Acid Tests, the Grateful Dead, and Human Be-ins. He, like Ginsberg, spanned the founding of the Beat Generation to the Summer of Love (Wolfe 1968). Shortly after, on February 8, 1968, Neal Cassidy died from exposure after becoming unconscious next to a railroad track outside of Mexico City. Kesey saw Cassidy as an American messiah. His death is best eulogized in Ken Kesey's "The Day After Superman Died," from his *Kesey's Garage Sale*.

The extant residence at 1047 East Santa Clara Street remains a physical reminder of the mosaic of Neal Cassidy's life. Cassidy's later residence at 18231 Bancroft Avenue in Monte Sereno was demolished amid controversy on August 22, 1997 (Cromwell 1997). Many of Neal's possessions were purchased by Stanford University after his death, and a large collection of letters is archived at the University of Texas, some published in *Grace Beats Karma, and As Ever: the Collected Correspondence of Allen Ginsberg and Neal Cassidy*.

Evaluation

1047 East Santa Clara Street is potentially significant under Criteria A and C as an early house in East San Jose and for its association with Theodore Wright, who played a significant role in the political history of this area. However, the many later alterations to the original 1887 building have severely compromised its historic integrity. The original façade design and materials were extensively altered in 1924 with stucco, round arch openings on the porch and casement windows. Little of the original 1887 design survives except for the overall form and some cornice details on the side facades. Consequently, 1047 East Santa Clara Street does not appear to be eligible for the National or the California Registers under Criterion C or Criterion 3 because it lacks historic integrity. The house also does not retain sufficient historic integrity from the period when Theodore Wright lived here in the 19th century. (see continuation sheet)

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

Primary # _____
 HRI # _____
 Trinomial _____

Page 4 of 4 Resource Name or #: (assigned by recorder) 1047 East Santa Clara Street
 Recorded by Ward Hill Date: June 2002 Continuation Update

B10. continued

Evaluation, continued

The house was the residence of Beat movement icon Neal Cassady from 1952 to 1954. The house retains historic integrity from the years when the Cassadys lived here. 1952-54 was an important formative period for the Beat movement that eventually had wide-ranging influence on both U.S. cultural and literary history in the 1950s. Cassady was something of a central figure during these years, providing a place to live and hang out for Jack Kerouac and Allen Ginsberg, both significant Beat Movement pioneers and literary figures. Cassady was significant as a literary inspiration to both Kerouac and Ginsberg, both of whom discussed and/or created various literary works while staying at this house. 1954 taped audio clips of Allen Ginsberg reading new poems in the Cassady house can be heard at allenginsberg.org. Ginsberg's famous first San Francisco reading of excerpts from his most famous poem "Howl" (dedicated to Neal Cassady) occurred in 1955, about nine months after he moved out of the Cassady house. Neal Cassady was also the inspiration for the central character in Kerouac's most famous book, *On the Road*. Since the Cassady's Monte Sereno house was demolished in 1997, 1047 East Santa Clara is the most significant house associated with Cassady's life in the Bay Area in the 1950s. Consequently, 1047 East Santa Clara would likely be eligible for the National and California Register once fifty years has passed from the years 1952-1954 when Cassady lived in the house. Thus, the house would be eligible in 2004 under Criterion A and Criterion 1 because of its association with significant cultural patterns or under Criterion B and Criterion 2 because of its association with significant persons. The period of significance is 1952 to 1954 and the boundary of the eligible property is the assessor's parcel. The building also does not appear to be a contributing structure to a National or California Register eligible historic district.

B12. References, continued

2. Public Records and Maps

San Jose Sanborn Fire Insurance Maps, 1891-1981.
 San Jose Building Permits, #1096, 11/28/1924.
 San Jose City Directories, 1887-1954.
 Thomas Bros., Block Book, 1924.

3. Newspapers and Magazines

Cromwell, C., "The Beat Goes Down," *Metro*, Aug. 27, 1997.
 Cronk, M., "Beat" icons' home razed in Monte Sereno, *San Jose Mercury News*; 9/2/1997.

4. Interviews

Espinola, G., personal communication with C. Duval, 2002.

P5. Photo



Rear house, view from SW

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Other Identifier: 32-36 N. 21st Street

*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) T _____; R _____; 1/4 of Sec _____; M.D.B.M.

c. Address 32-36 N. 21st Street City San Jose Zip 95116-1102

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 467-11-035

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

This 4,710-square foot complex consists of two, single story rectangular residential buildings with gable roofs (**Photograph 1**). The south building is stucco clad and the facade has a two-thirds width porch with a hipped roof supported by tapered stucco piers at the corners. The porch has a brick floor and is enclosed by a metal railing. The porch shelters the main entrance and a wood frame double-hung/fix window set. An identical window set is on the façade under a domed awning and on the north side of the buildings. Other windows included multi-pane casement and horizontal sliding metal sash. Also on the north side is a second entrance with a multi-pane wood frame door and an exterior stucco clad chimney. At the rear of the building is a stucco addition with an entrance accessed by concrete stairs and handicap ramp. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP3—Multiple family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing east, south building on right, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1924, 1965; R.L. Polk City Directory

*P7. Owner and Address:
Dironisio Amor
18725 Castle Hill Dr
Morgan Hill, CA 95037-9171

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: Amor Residential Care Home, Inc.

B3. Original Use: residence B4. Present Use: senior residential

*B5. Architectural Style: Bungalow with Craftsman elements; Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) South building) built in 1924; north building built in 1965; breezeway constructed 2005.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 32-36 North 21st Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

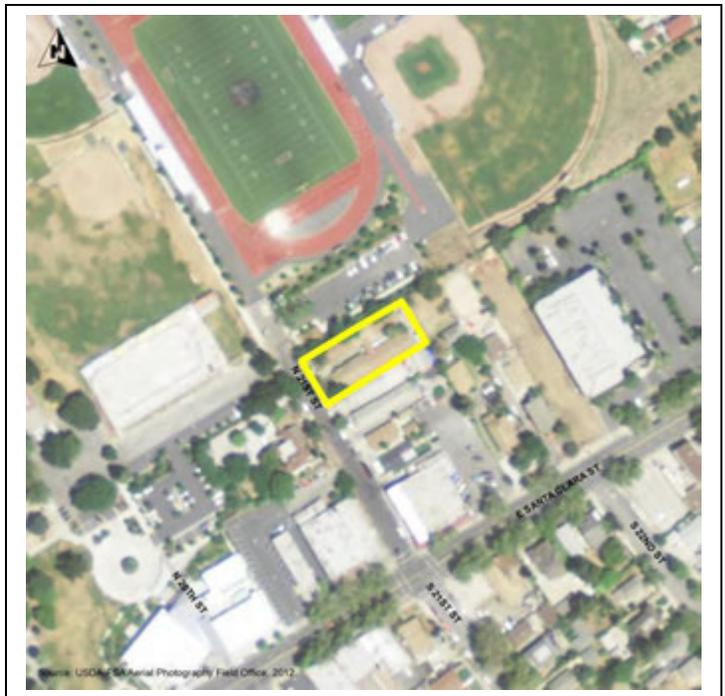
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; Sanborn Maps (various years); See footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: November 2013

(This space reserved for official comments.)



P3a. Description (continued):

The north building faces the building to the south and they are connected at their mid-point with a cross-gable roofed breezeway. Covered mostly in stucco, the gable end features horizontal clapboard siding. The plain façade includes metal framed windows offset against a plain door. The double, two part sliding windows on the façade are sheltered by curved awnings like those on the south building.

B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The block of North 21st Street north of East Santa Clara Street was not subdivided into blocks and town lots in the late nineteenth century as was most of East San Jose. As a result, this portion between North 21st Street and North 24th Street developed at a slower rate although small lots were created along North 24th Street and the south end of North 21st Street during the 1920s. San Jose Junior High School and High School were also built in this part of East San Jose.²

This property at 32-36 North 21st Street was first developed in 1924 with the construction of the south residence. This house was built for Tony and Minnie Arnerich, who were born in Austria, but identified themselves as Yugoslavian. The Arnerichs immigrated to the United States and lived in Los Angeles briefly before settling in San Jose in 1924. Tony Arnerich operated a restaurant and later became a bartender at one of the local hotels. He died in 1953 and his wife remained in the house until her death in 1963.³

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Sanborn Map Company, *San Jose, California*, 1915, 1915-1950, Sheet 1; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; US Agricultural Adjustment Administration, Santa Clara County (Fairchild Aerial Surveys, Inc., 1937); USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960).

³ US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 48-49, Sheet 12A, 1930; US Census Bureau, Sixteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 2A, 1940; California Death Index, "Tony P. Arnerich" and "Minnie Arnerich," Available at ancestry.com, Accessed December 2013.

In 1965, the north building and an addition to the south building were built on the parcel. The property was converted to an elder care residential facility by 1975. The owner-operators lived in the south residence and the other buildings provided rooms for residents. When the proprietors and administrators Fred and Pilar Sierra applied for a zoning change in 1980 which would allow for 15 residents, the facility was one of 30 in the city offering residential home care for 10-20 residents. In 2005, the breezeway between the two buildings constructed.⁴

Evaluation

The property at 32 North 21st Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). While development of this parcel is somewhat unusual in that it was not part of a subdivision, the construction of the original residence in 1924 occurred during a period of growth in East San Jose and is not significant within the context of residential development in this area. Additionally, the modern conversion of the parcel from single-family residence to nursing home use is not significant within the context of local development or elder care residential facility development.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership and use of this property, including Tony and Minnie Arnerich or Fred and Pilar Sierra, made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the residences at 32-36 North 21st Street are not eligible because they do not possess distinctive characteristics of a type, period, or method of construction, nor are they important works of a master architect. The south residence built in 1924 is a Craftsman Bungalow, a popular small house during the early twentieth century from about 1905 through the 1930s, especially in California. Typical characteristics of the style included low-pitch gable roof with wide eaves and exposed rafters, projecting beams, brackets, battered columns, and glazed or paneled doors. This residence has modest characteristics of the style including gable roof, prominent porch, and columns with battered pedestals, but is not an important or distinctive example of the style. The north residence built in 1965 are modest examples of Minimal Traditional architecture. These houses were popular during from the 1930s through the 1950s. They were simple and relatively inexpensive to build and the basic footprint and design could be quickly replicated. This style of small house featured minimalist architectural details and was characterized by simple roof forms with narrow eaves and often a projecting roof element, a mixture of cladding materials, and a small porch or entryway. While the north residence feature some of the characteristics of the style, including the simple roof form with projecting cross-gable and small porch, is a modest and unremarkable example of the style. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.⁵

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. In addition to lacking historical significance and not meet the criteria necessary for listing in the NRHP or CRHR, the addition of the north residence and addition to the south residence have diminished the property's integrity of design, materials and workmanship, and feeling from the 1924 date of construction.

⁴ USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1965; City of San Jose, Building Department, Application for Building Permit, Permit #46540, March 29, 1965; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1926, 1954, 1960, 1964, 1969, 1975); City of San Jose, Planning Department, File #PDC80-181, June 18, 1980; City of San Jose, Memorandum, PDC80-6-181, August 8, 1980; City of San Jose, Planning Department, File #2005036981RS; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

⁵ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 453.

Photographs (continued):



Photograph 2: South building built 1924, camera facing southeast, November 19, 2013.



Photograph 3: North building and connecting breezeway, camera facing northeast, November 19, 2013.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-20

P1. Other Identifier: 28 N. 21st Street

*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) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 28 N. 21st Street City San Jose Zip 95116-1102

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 467-11-034

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

This 0.17-acre lot contains a 1,790-square foot, single-story house and a detached two-car garage (**Photograph 1**). The house has a rectangular plan and front gable roof with small nested gable and exposed rafter ends. Covering the house is horizontal wood siding and dog-eared vertical boards in the gable above. A hipped roof supported by plain wood posts covers a small porch and shelters the front entrance. Windows are one-over-one double hung with wood frames. An exterior brick chimney is on the south side. Behind this element are two additions clad in stucco with metal and aluminum sliding sash windows. Each addition has its own entrance on the south side. A driveway along the south edge of the parcel leads to a detached two-car gable roof garage clad in stucco with two tilt-up wood doors.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northeast, November 19, 2013.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1938, City of San Jose Building Permit #6228

*P7. Owner and Address:
Jerry Hoang
PO Box 28024
San Jose, California 95159-8024

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1938; Rear additions built in 1986 and 2006; garage built post-1987.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 28 North 21st Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

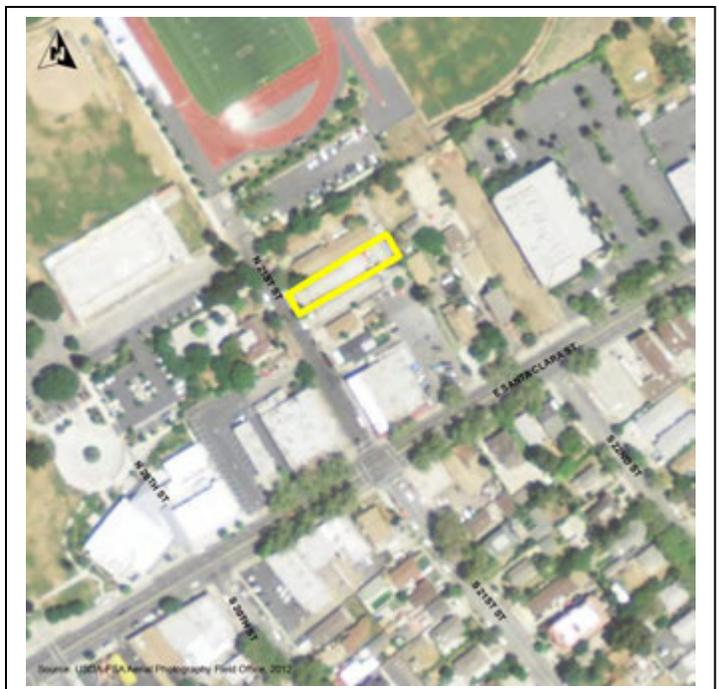
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; Sanborn Maps (various years); See footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: November 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The block of North 21st Street north of East Santa Clara Street was not subdivided into blocks and town lots in the late nineteenth century as was most of East San Jose. As a result, this portion between North 21st Street and North 24th Street developed at a slower rate although small lots were created along North 24th Street and the south end of North 21st Street during the 1920s. San Jose Junior High School and High School were also built in this part of East San Jose.²

Jacob Priddy owned this parcel at 28 North 21st Street and had this house constructed in 1938. Priddy also owned and lived in the neighboring house at 24 North 21st Street. Howard and Henley Thunen moved into 28 North 21st Street as tenants around 1940. Howard ran a radio sales store on the 300 block of East Santa Clara Street. Following Jacob Priddy's death in 1942, Howard Thunen purchased the property at 28 N. 21st. The house was in the Thunen family until the late 1960s when Lloyd and Muriel McDuffie bought and occupied it into the 1970s. By 1986, Richard Hoang obtained title and constructed an 837-square foot addition to the house as well as a new garage. In 2006, owner Nguyen Dao built a 672-square-foot addition to the rear of the house and sold the property to the present owner.³

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Sanborn Map Company, *San Jose, California*, 1915-1950, Sheet 1; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; US Agricultural Adjustment Administration, Santa Clara County (Fairchild Aerial Surveys, Inc., 1937); USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960).

³ City of San Jose, Planning Department, Building Permit No. 6228, April 22, 1938; US Census Bureau, Sixteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 2A, 1940; California Death Index, "Jacob L. Priddy," Available at ancestry.com, Accessed December 2013; R.L. Polk & Co., *San Jose City and Suburban County Directory* (San Francisco: R.L. Polk & Co., 1940, 1947, 1949-50, 1955, 1960, 1964, 1969, 1975); City of San Jose, Planning Department, Building Permit Application, No. 56938, April 4, 1986; Inspection Notice at 28 N. 21st Street, January 5, 1987; Building Permit Application, No. 56938, April 4, 1986; Inspection Notice at 28 N. 21st Street, January 5, 1987; Final Permit #2006-007462-RS, April 28, 2006; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 28 North 21st Street does not appear to have important associations with significant events in local, state, or national history. The residence was built in 1938 during a period of growth in the East San Jose neighborhood and in San Jose as a whole. While development of this parcel is somewhat unusual in that it was not part of a subdivision, the property was one of many similar properties built at this time and is not important within the context of residential development.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership, and use of this property, including the earliest known owner Jacob Priddy, or subsequent owners and / or occupants such as Howard Thunen or Lloyd and Muriel McDuffie, made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 28 North 21st Street does not possess distinctive characteristics of a type, period, or method of construction, nor are they an important work of a master architect (NRHP Criterion C or CRHR Criterion 3). The residence is a modest example of a Craftsman Bungalow, a popular small house during the early twentieth century from about 1905 through the 1930s, especially in California. Typical characteristics of the style included low-pitch gable roof with wide eaves and exposed rafters, projecting beams, brackets, horizontal wood siding, battered columns, and glazed or paneled doors. This residence has modest characteristics of the style including a gable roof, small porch, and horizontal wood siding and is an unremarkable example that lacks architectural distinction. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.⁴

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The buildings represent common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meet the criteria necessary for listing in the NRHP or CRHR, the additions built on the rear of the original house in 1986 and 2006 have diminished the property's integrity of design, materials and workmanship, and feeling from the 1938 date of construction.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 453.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-21

P1. Other Identifier: 24-26 N. 21st Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 24-26 N. 21st Street City San Jose Zip 95116-1102

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-11-033

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

This 0.17-acre lot contains a single story, 1,716 square-foot duplex with a rectangular plan and a detached garage (**Photograph 1**). The building has a front gable roof with wide eaves, exposed rafter ends, wood slat vent and composition shingles. Exterior walls have horizontal wood siding and fixed pane/one-over-one window sets with wood surrounds and metal horizontal sliding sash. The front entry is under a recessed half-width porch with a plain square column at the corner. A full-height exterior brick chimney is located on the north side. At the rear is an addition with an entrance accessed by concrete stairs and covered by a small shed roof. A driveway along the south edge of the parcel leads to a detached two-car garage with a gable roof, horizontal wood siding and wood tilt-up doors.

*P3b. Resource Attributes: (List attributes and codes) HP3—Multiple family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1921, County Assessor Records

*P7. Owner and Address:
Khin Sang Vong
3925 Mars Ct.
San Jose, California 95121-3229

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: Bungalow with Craftsman elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1921; rear addition built between 1948-1960; garage built between 1962-1965

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 24-26 North 21st Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; Sanborn Maps (various years); See footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: November 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The block of North 21st Street north of East Santa Clara Street was not subdivided into blocks and town lots in the late nineteenth century as was most of East San Jose. As a result, this portion between North 21st Street and North 24th Street developed at a slower rate although small lots were created along North 24th Street and the south end of North 21st Street during the 1920s. San Jose Junior High School and High School were also built in this part of East San Jose.²

The parcel at 24-26 North 21st Street was first developed in 1921. An early owner and resident was Jacob Priddy, a truck driver, who lived in the house from 1926 until his death in 1942. Sometime between 1948 and 1960, owners of the property demolished the original one-car garage and built the second unit rear addition and, between 1962 and 1965, a new two-car garage. After Priddy, the property had an absentee owner and was leased to tenants who generally stayed for a very short time. The current owner, Khin Sang Vong, bought the property in 1991.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 24-26 North 21st Street does not appear to have important associations with significant events in local, state, or national history. The residence was built in 1921 during a period of growth in the East San Jose neighborhood and in San Jose as a whole. While development of this parcel is somewhat

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Sanborn Map Company, *San Jose, California*, 1915, 1915-1950, Sheet 1; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; US Agricultural Adjustment Administration, Santa Clara County (Fairchild Aerial Surveys, Inc., 1937); USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960).

³ US Census Bureau, Sixteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, Sheet 2A, 1940; California Death Index, "Jacob L. Priddy," Available at ancestry.com, Accessed December 2013; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1965); Sanborn Map Company, *San Jose, California*, 1931, 1950, 1958, 1962. R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1960, 1964, 1969, 1975); City of San Jose, Building Division, "Investigation Record," File # 5C 84-20, October 4, 1984.

unusual in that it was not part of a subdivision, the property was one of many similar properties built at this time and is not important within the context of residential development.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership and use of this property, including the earliest known owner and occupant Jacob Priddy, made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 24-26 North 21st Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it an important work of a master architect (NRHP Criterion C or CRHR Criterion 3). The residence is a modest example of a Craftsman Bungalow, a popular small house during the early twentieth century from about 1905 through the 1930s, especially in California. Typical characteristics of the style included low-pitch gable roof with wide eaves and exposed rafters, projecting beams, brackets, horizontal wood siding, battered columns, and glazed or paneled doors. This residence has modest characteristics of the style including a gable roof, porch and exposed rafter ends and is an unremarkable example that lacks architectural distinction. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.⁴

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The buildings represent common construction techniques and practices that have been well researched and studied. In addition to lacking historical and architectural significance and not meeting the criteria necessary for listing in the NRHP or CRHR, this property also has lost integrity of design, materials and workmanship from the construction of the large rear addition and the demolition of the original garage and its replacement with a larger garage.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 453.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # C-22

P1. Other Identifier: Chapparral Super

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 1001 E. Santa Clara Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number 467-11-038

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

Located at the corner of North 21st Street and East Santa Clara Street is this single-story, 9,975 square foot grocery store (**Photograph 1** and **2**). It has a square plan and flat roof with a low parapet and metal coping. The walls are made of concrete blocks with some sections clad in stucco. Across the façade is a wall of large display windows; A black tile skirt runs below the windows and continues down each side of the building. A metal frame and canvas awning shelters the entire storefront. A vertical neon sign is attached to the southwest corner and extends above the parapet. At the rear of the building are small shed roof additions made of concrete block and with barred windows.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northeast, March 26, 2014**

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1946, County Assessor Records

*P7. Owner and Address:

Clodobaldo J. Carrazana/ Nieveslina Soler
1855 Orange Grove Dr.
San Jose, CA 95124

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

Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Mayfair Department Store

B2. Common Name: Chapparral Super

B3. Original Use: commercial B4. Present Use: commercial-grocery store

*B5. Architectural Style: Modern Commercial

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1946; small additions at rear at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 1001 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References:

Herrmann, "Map of the Property of the East San Jose Homestead Association"; Loomis, "When Residents Kept Hoe Handy," *San Jose News*; Joachim, "History of East San Jose," *San Jose Mercury*; Sanborn Fire Insurance Maps, City of San Jose (1915-1951); San Jose City Directories, 1947-1979. See also footnotes.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The building at 1001 East Santa Clara Street was built in 1947 as the Mayfair Department Store during the general post-WWII expansion of the area and San Jose in general. Because of post-war construction materials shortages the building required Civilian Production Administration approval, which was granted in March of 1947. The building was built for Antone Jaca, whose relatives operated stores across the street at 1006 and 1008 East Santa Clara Street. The Mayfair Department Store remained in the building until 1971, when a new owner G. Villalobos remodeled the store into a grocery store and changed the name to Chapparral, reflecting the growing Latino presence in the neighborhood. This grocery store remains the current business occupying the building.²

Evaluation

Under NRHP Criteria A or CRHR Criteria 1, the store at 1001 East Santa Clara Street does not appear to have important associations with significant events in local, state, or national history. This property was built in 1947 during a time commercial growth in East San Jose and the greater San Jose area. As such, it was one of many similar commercial buildings built and is not important within the context of commercial development.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals

¹ A.T. Herrmman, Santa Clara County Recorder, "Map of the East San Jose Homestead Association," Book of Maps A, page 101, recorded February 17, 1870; Herrmman Brothers, Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70, recorded August 22, 1887; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, September 13, 1980.

² City of San Jose, Building Department, Building Permit No. 11800, September 1, 1971; *San Jose Mercury*, March 28, 1947; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1947-1972); Ward Hill, "DPR- 523 1000 East Santa Clara Street (1006)" *Historic Properties Survey Report for the VTA Santa Clara/Alum Rock Light Rail Project* Basin Research Associates, Inc, 2002; California Voter Registration Records, San Jose, 1926-1940, Available at ancestry.com, Accessed December 2013; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

associated with the development, ownership, and use of this property made demonstrably important contributions to history at the local, state, or national level.

The building at 1001 East Santa Clara Street also is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect (NRHP Criterion C or CRHR Criterion 3). This is a Modern style commercial building, a style popular in the 1950s and 1960s for retail commercial buildings. The style is characterized by a flat roof, boxy massing, concrete or brick construction, little or no ornamentation and banks of display windows across the façade. This building exhibits elements of the style, but is a typical and unremarkable example that lacks architectural distinction. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. While this property lacks historical significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it does appear to retain a high degree of integrity to its original construction.

Photographs (continued):



Photograph 2: Camera facing northwest, March 26, 2014.

³ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 54-65.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # C-23

P1. Other Identifier: 18-20 N. 21st Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 18-20 N. 21st Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-11-032

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

This single story duplex of 1,300 square feet has a rectangular plan and a hipped roof (**Photograph 1**). The roof is covered by composition shingles and the exterior wall are stucco clad. A narrow course of raised stucco trim is midway on the wall. Entrances are located on the south side and consist of two concrete steps leading to a door with a security gate and covered by a small flat roof supported by plain square posts at the corners. The building has horizontal sliding sash windows with faux muntins throughout. At the ends of the building are small utility enclosures. The rear of the property has a two car garage with a front gable roof and roll-up overhead doors. A small storage shed is located in the rear corner of the parcel and has a shed roof.

*P3b. Resource Attributes: (List attributes and codes) HP3—Multiple family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1952, County Assessor Records

*P7. Owner and Address:
Mohammad Mozaffari
PO Box 23723
San Jose, California 95153-3723

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1952; garage converted into residence 1970s; garage conversion restored to garage 2008; windows replaced ca. 2008.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 18-20 North 21st Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; Sanborn Maps (various years); See footnotes in Section B10.

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: November 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The block of North 21st Street north of East Santa Clara Street was not subdivided into blocks and town lots in the late nineteenth century as was most of East San Jose. As a result, this portion between North 21st Street and North 24th Street developed at a slower rate although small lots were created along North 24th Street and the south end of North 21st Street during the 1920s. San Jose Junior High School and High School were also built in this part of East San Jose.²

This duplex was constructed in 1952 on the site of an earlier residence which was moved or demolished. This earlier house was on a larger lot that included this parcel at 18-20 North 21st Street and the parcel to the south at 16 North 21st Street. Following demolition of the previous house, the large lot was subdivided into two parcels by owner Charles Faraone, who then sold the 18-20 North 21st Street parcel. Since its construction to the present time, the property at 18-20 North 21st Street has had frequent turnover of residents, some of which include Susumu Ikeda, Stanley Kawashaki, Laretta Henard, Beldon Wallace, Delbert Herschbach, Kay Barons, James Beek, James Mazzurco, and Ronald Jones. In the 1970s, the garage was converted into a third residential unit without the appropriate city permits, apparently by owner L. Perez. In 2008, property owner Adam Q. Luong complied with the city's request to remove the unpermitted dwelling and restored it to a garage. At some point recently the windows on the duplex were also replaced.³

Evaluation

The property at 18-20 North 21st Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). Built in 1952, this residential property was built on the site of

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Sanborn Map Company, *San Jose, California*, 1915-1950, Sheet 1; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; US Agricultural Adjustment Administration, Santa Clara County (Fairchild Aerial Surveys, Inc., 1937); USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960).

³ Sanborn Map Company, *San Jose, California*, 1950, 1; City of San Jose Building Department, Initial Compliance Inspection Report, Case No. 2007-50720, IR Folder 08-4090, February 26, 2008; R.L. Polk & Company, *San Jose City Directory* (San Francisco: R.L. Polk & Co., 1957, 1960, 1964, 1969, 1975) 68; City of San Jose, Building Department, Application for Permit, No. 67710, May 23, 1984.

an earlier house and its construction occurred well after the initial development of this area. Construction of the duplex was part of a general trend to add more housing in this neighborhood and the greater San Jose area after World War II. In East San Jose, this occurred as infill development on empty lots, construction of second units on lots, and construction of additions on existing buildings. The duplex at 18-20 North 21st Street reflects a typical property within the context of this trend and fails to meet this criterion.

Similarly, the property is not important for associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the individuals associated with the development, ownership and use of this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the residence at 18-20 North 21st Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of Minimal Traditional architecture, a style that was widely popular from the 1930s through the 1950s. They were simple and relatively inexpensive to build and the basic footprint and design could be quickly replicated. This style of small house featured minimalist architectural details and was characterized by simple roof forms with narrow eaves and often a projecting roof element, a mixture of cladding materials, and a small porch or entryway. While this residence features some of the characteristics of the style, including the simple roof form with narrow eaves and minimal detailing, it is a modest exam

ple that lacks architectural distinction. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.⁴

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. In addition to lacking historical and architectural significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement of all the windows has diminished the integrity of materials, design, workmanship, feeling and association.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 453.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # C-24

P1. Other Identifier: 16 N. 21st Street

*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) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 16 N. 21st Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN

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

Assessor Parcel Number: 467-11-031

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

This single story 1,040 square foot has a medium-pitched, front gable roof and a rectangular plan (**Photograph 1**). The exterior walls are clad in stucco and have with horizontal and vertical sliding sash windows with false muntins. On the front corner is a recessed entryway with a Doric column supporting the roof at the corner and sheltering a metal panel door with a fanlight. At the rear of the building is a large addition with a gable roof.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1930, San Jose Building Department

*P7. Owner and Address:
Nora Swanson
Nora Carrazana/Estate of CJC
1933 Borchers Dr.
San Jose, California 95124

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: Bungalow with Craftsman elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1930; rear addition in 1954; wood siding replaced with stucco, new windows and doors ca. 2000s.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 16 North 21st Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; Sanborn Maps (various years); See footnotes in Section B10.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: November 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

Subdivision and initial settlement of East San Jose began in the late nineteenth century and coincided with the extension of the street car line past Coyote Creek. Tracts of land such as the Carey Subdivision, Garden City Tract, San Jose Homestead Association Tract, and Lendrum Tract were divided into residential lots for sale. The area grew slowly through the late nineteenth century and in 1906, the City of East San Jose formed and incorporated the subdivisions in this area. The city had a population at the time of 1,400 and consisted largely of recent immigrants, particularly Portuguese. Between 1906 and 1911, East San Jose developed its own infrastructure and institutions with a commercial strip along East Santa Clara Street from 18th Street to 24th Street. In 1911, the City of San Jose annexed East San Jose and the area continued to grow and attract more Portuguese immigrants who established social halls and built the Five Wounds Church. While many people were settling in East San Jose, residential development remained scattered throughout the Garden City Tract. Construction of the Western Pacific Railroad (WPRR) between 1917 and 1920 on the east side of the neighborhood triggered industrial development along the railroad corridor on North 27th Street and North 28th Street. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty lots and on lots formerly occupied by residences. Today the neighborhood still has a strong immigrant presence and diverse businesses along Santa Clara Street.¹

The block of North 21st Street north of East Santa Clara Street was not subdivided into blocks and town lots in the late nineteenth century as was most of East San Jose. As a result, this portion between North 21st Street and North 24th Street developed at a slower rate although small lots were created along North 24th Street and the south end of North 21st Street during the 1920s. San Jose Junior High School and High School were also built in this part of East San Jose.²

This house was constructed in 1930 along North 21st Street during a period of general growth in East San Jose. When built, this parcel was part of a larger lot that included the parcel currently at 18 North 21st Street. J.W. Bishop owned both houses at 16 and 18 North 21st Street at the time. As a result of two houses being on the same lot, this house has been known as both 16 and 18 North 21st Street until the 1950s when the lot was split into the two currently existing parcels. The first residents appear to have been Frank W. Perry, an auto mechanic, and his wife Helen who lived at the home from 1934 to 1938. They were followed by Phillip Normington a school administrator and his family. Charles Faraone, a gas station owner, bought the property in the 1940s and subdivided it and sold the north half (18 North 21st Street) around 1952. He also built a rear addition on this house about the same time. Faraone kept the property into the 1970s. Recent owners have covered the original siding with stucco and replaced all the windows and front door.³

¹ Santa Clara County Recorder, "Garden City Tract," Book of Maps B, page 70; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915) Sheet 1, 29a; Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Arthur Lloyd, Jr., "WPRR's San Jose Branch," *The Western Railroader*, 17, no.11 (September 1954), 4-7; G.H. Keiss, "Fifty Candles for WPRR," *Mileposts*, March 1953; Norman W. Holmes, *Prune County Railroading: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: www.wplives.com/wp/Operations/operations.html, accessed August 2002; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980.

² Sanborn Map Company, *San Jose, California*, 1915-1950, Sheet 1; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; US Agricultural Adjustment Administration, Santa Clara County (Fairchild Aerial Surveys, Inc., 1937); USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960).

³ City of San Jose, Building Department, Building Permit #387, May 29, 1930; City of San Jose, Building Department, Application of Building Permit #19713, August 24, 1954; R. L. Polk & Co., *San Jose City Directory* (San Francisco.: R.L. Polk & Co, 1934, 1938, 1949, 1960) 329; 351, 237, 68; US Census Bureau, Sixteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-73, sheet 2A, 1940; Pacific Telephone and Telegraph Company, [San Jose Telephone Directory] (San Francisco: Pacific Telephone and Telegraph, 1972) 150; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2014.

Evaluation

The property at 16 North 21st Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The residence was built in 1930 during a period of growth in the East San Jose neighborhood and in San Jose as a whole. While development of this parcel is somewhat unusual in that it was not part of a subdivision, the property was one of many similar properties built at this time and is not important within the context of residential development.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership and use of this property, including J.W. Bishop, Frank W. Perry, Phillip Normington or Charles Faraone, made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the residence at 16 N. 21st Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This building's massing and roof indicate it was likely built as a Bungalow with Craftsman-style elements, a style popular in the early decades of the twentieth century. Typical characteristics of the style included low-pitch gable roof with wide eaves and exposed rafters, decorative wood features such as projecting beams, brackets, battered columns, and glazed or paneled doors. This residence has retained modest characteristics of the style including its massing, gable roof, and recessed porch, but it is an unremarkable example that lacks architectural distinction. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.⁴

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meet the criteria necessary for listing in the NRHP or CRHR, the replacement of the original wood siding with stucco, and replacement of the windows and front door, and construction of a rear addition have diminished the integrity of design, materials and workmanship, association and feeling.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 453.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # C-28

P1. Other Identifier: 902 East Santa Clara Street

*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 2012 T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address: 902 East Santa Clara Street City: San Jose Zip: 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-30-037

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

This 480 square-foot Weinerschnitzel restaurant building in East San Jose has the franchise's traditional drive-through A-frame design (**Photograph 1**). On façade is menu signage and walk-up food windows and counter sheltered by a rounded metal awning with company logo. Next to the food windows the walls are clad in tile and above, in the gable end, is wood siding applied diagonally. The roof rafters lack decking on the lower end and extend down to the ground. The roof is clad in faux-wood shingles and a company sign mounted at the peak. The drive-through tunnel in the middle of the building has another food window and two metal personnel doors; another metal personnel door is on the rear wall. The walls of the drive-through and the rear wall are square concrete blocks. On both sides of the building are brick planter boxes. West of the building are four round concrete tables and benches with ketchup red and mustard yellow striped umbrellas (**Photograph 2**).

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #)
Photograph 1. Camera facing southwest, January 14, 2015

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1967, Santa Clara County Assessor

*P7. Owner and Address:
Der Weinerschnitzel International
Robert S. Sturges
7700 Irvine Center Drive, No. 550
Irvine, CA 92618

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Der Wienerschnitzel

B2. Common Name: Wienerschnitzel

B3. Original Use: Restaurant B4. Present Use: Commercial/Restaurant

*B5. Architectural Style: Commercial A-Frame

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1967

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 902 East Santa Clara Street does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor information via CoreLogic/RealQuest; Aerial images via HistoricAerials.com (1960-2005); City of San Jose Building Permits (various); USGS *San Jose* Quadrangles (1898-1978). See also footnotes.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: January 2015

(This space reserved for official comments.)



B10. Significance (continued):

Santa Clara Street developed into the main east-west commercial thoroughfare through San Jose from a very early date. Commercial growth along Santa Clara Street steadily moved eastward from downtown as the city grew in the late nineteenth century. The addition of a streetcar line along the route facilitated development and by the early 20th Century commercial buildings were being built east of Coyote Creek in East San Jose. East Santa Clara Street in East San Jose continued to develop and thrive as a commercial corridor and by the early 1940s had a large number of one and two story commercial buildings housing a variety of retail shops, offices, and restaurants.¹

The post World War II period was an era of unprecedented economic prosperity and growth in San Jose and throughout California. San Jose expanded onto adjacent agricultural land as new homes, commercial and industrial buildings were built. In important component of this growth trend was the construction of new freeways which allowed people to live far from their work and shopping districts. This era also spawned a built environment specifically designed to accommodate automobiles and car-culture, such as large parking lots, drive-ins, and fast food restaurants. Although the neighborhood of East San Jose was not on the suburban fringe, it still experienced growth during this time as residential and commercial buildings were built on empty lots, additions were built, and older buildings were replaced by new buildings.²

Construction of the property at 902 East Santa Clara Street in 1967 occurred during this era of general growth. The building was built by property owner Alvin Long as a Weinerschnitzel franchise on the site of a former restaurant which was demolished. When Long opened this Weinerschnitzel, he was in the midst of a successful career in advertising, having opened an advertising agency in 1910 in San Jose that became one of the largest firms in the state and received an award in 1961 for an ad in Fortune Magazine. Long's agency merged with Knollin Agency of San Francisco in 1964 and Geyer, Morey, Ballard, Inc of New York in 1967. Long was also a member of the San Jose Chamber of Commerce, founded the Kiwanis Club of San Jose, and served on the board of the YMCA. He owned the property at 902 E Santa Clara until his death in 1975. Property ownership passed to Der Weinerschnitzel International in 1983.³

The Weinerschnitzel fast food restaurant chain was founded by John Galardi in 1961, who began his career in fast-food working for Glen Bell, founder of Taco Bell. Galardi eventually became a Taco Bell store manager was successful in turning around an underperforming Taco Bell location and making it profitable again. With this experience under his belt, Galardi struck out on his own with his idea for a new type of fast-food restaurant called Der Weinerschnitzel that focused on selling hot dogs. The first restaurant opened in Wilmington California in 1961 and its 15 cent grilled hot dogs brought instant success. Galardi expanded his fast food empire dramatically in the 1960s by building additional restaurants and through franchising. By 1968, only seven years after the first Weinerschnitzel opened there were 200 locations. Weinerschnitzel peaked in 1975 with 450 company-owned and franchised locations in the United States. The last new location opened in 1983.⁴

In addition to delicious hot dogs, Weinerschnitzel is also known for its ketchup and mustard colored drive-thru, A-frame buildings. Galardi liked the design because he believed it attracted attention and increased sales, saying that it "doubled the exposure of the building" and "looked like a billboard lowered onto the street." Galardi came up with the drive-thru concept

¹ Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891, 1915); Clyde Arbuckle, *History of San Jose* (San Jose: Memorabilia of San Jose, 1986), 59-60, 111-113, 119-121; Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, 1 December 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980; Eugene T. Sawyer, *History of Santa Clara County, California*, (Los Angeles, California: Historic Record Company, 1922), 147-148; Thompson & West, *Historical Atlas Map of Santa Clara County* (San Francisco: Thompson & West, 1876).

² Sanborn Map Company, *San Jose, California*, 1950; Arbuckle, *History of San Jose*, 59-60, 111-113, 119-121; Leland Joachim, "History of East San Jose," *San Jose Mercury News*, 13 September 1980; PAST Consultants, LLC. *San Jose Modernism: Historic Context Statement*, (June 2009), 33.

³ "Pioneer SJ Advertising Figure Dies," December 7, 1975; "\$2 Million Estate Left by Mrs. Long," April 29, 1969; "San Jose Will Miss Alvin Long," December 9, 1975 (Long File, History San Jose); San Jose State College, School of Business, Institute for Business and Economic Research, *Apartment Survey for Santa Clara County* (San Jose, CA: San Jose State University, 1971), 5.

⁴ Darren Dahl, "The Wiener King: How John Galardi Built A Fast-Food Empire," www.americanexpress.com/us/small-business/openforum, Accessed December 22, 2014; Funding Universe, "History of Galardi Group, Inc.," www.fundinguniverse.com/company-histories/galardi-group., Accessed December 22, 2014.

in 1962 after having problems with people in “car clubs” who loitered in his restaurant and parking lot, commenting that young people in car clubs were “100 percent of my problems and only 5 percent of my business.” His solution was to design a building with a drive-thru pick-up lane that passed straight through the middle of the store’s A-frame structure. This encouraged customers to stay in their cars and continue on their way after buying their food. This concept also allowed Galardi to lower his costs by building smaller restaurants. Weinerschnitzel stopped building the original 800 square foot A-frames in 1973 in favor of a larger design that could accommodate indoor seating. Weinerschnitzel closed several A-frame locations in the 1990s because they were not profitable and also abandoned A-frame buildings after its consolidation with Tastee-Freez and the opening of Weinerschnitzel/Tastee-Freez combination restaurants because the buildings did not have space for the additional refrigeration equipment. In 2003, Weinerschnitzel had 145 A-Frame buildings out of 334 total locations.⁵

By the time Galardi adopted the A-frame design the style had been popular for some time. A-Frame style buildings became popular after World War II, popularized by John Campbell at the 1951 San Francisco Arts Festival when he displayed a model A-frame house called the “Leisure House.” Soon thereafter he sold plans and developed precut kits for A-frame homes. Magazines and books of the time touted it as “attractive to look at, easy to live in, and inexpensive to build.” A-Frames represented new modernist ideals and the new leisure culture, and had the advantage of being inexpensive and simple to construct. It appears that Weinerschnitzel was among several businesses that began to use the A-frame design in the 1960s. Others were Whataburger (1961), and the motel chain Howard Johnson (1960s).⁶

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 902 East Santa Clara Street does not appear to have important associations with significant events in local, state, or national history. Constructed in 1967, the building was built long after the initial commercial development of East Santa Clara Street in East San Jose which occurred in the early twentieth century. It represents the continuation of the long-established character of this street as a commercial corridor and is not important within the context of the commercial development of East San Jose. This building was also built several years after the first Weinerschnitzel during a period of rapid expansion of the franchise, being one of about 200 built in the 1960s. Therefore, it does not have important associations with the founding or early development of Weinerschnitzel.

This property is not important for its association with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Although the property is associated with John Galardi, the founder of Weinerschnitzel, as a franchise store owned by Alvin Long that was built long after the first Weinerschnitzel, it does not have a strong, personal association with Galardi and does not best represent his potential contributions to history. Nor does this property have a strong association with Alvin Long, who owned this restaurant from its opening in 1967 until 1975. Long opened this Weinerschnitzel after building a successful and prominent advertising agency, therefore, this building does not best represent his achievements. Research did not reveal that any other people associated with this property have made demonstrably important contributions to history at the local, state, or national level.

The building at 902 East Santa Clara Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the work of a master architect (NRHP Criterion C or CRHR Criterion 3). It is a commercial A-frame building and is an example of the original A-Frame type that was built during the initial franchising of Weinerschnitzel in the 1960s during which time about 200 identical restaurants were built. The style is characterized by a steeply pitched front gable roof that extends down to the ground and a central drive-thru portal. It was first developed and became popular for residences around 1950 and was adopted by businesses in the 1960s. Within the greater San Jose area there are three other identical Weinerschnitzel buildings at 935 South 1st Street, San Jose; 75 Saratoga Avenue, Santa Clara; and 1940 South Bascom Boulevard, Campbell. As one of many A-frame Weinerschnitzel built many years after the first one, this building is

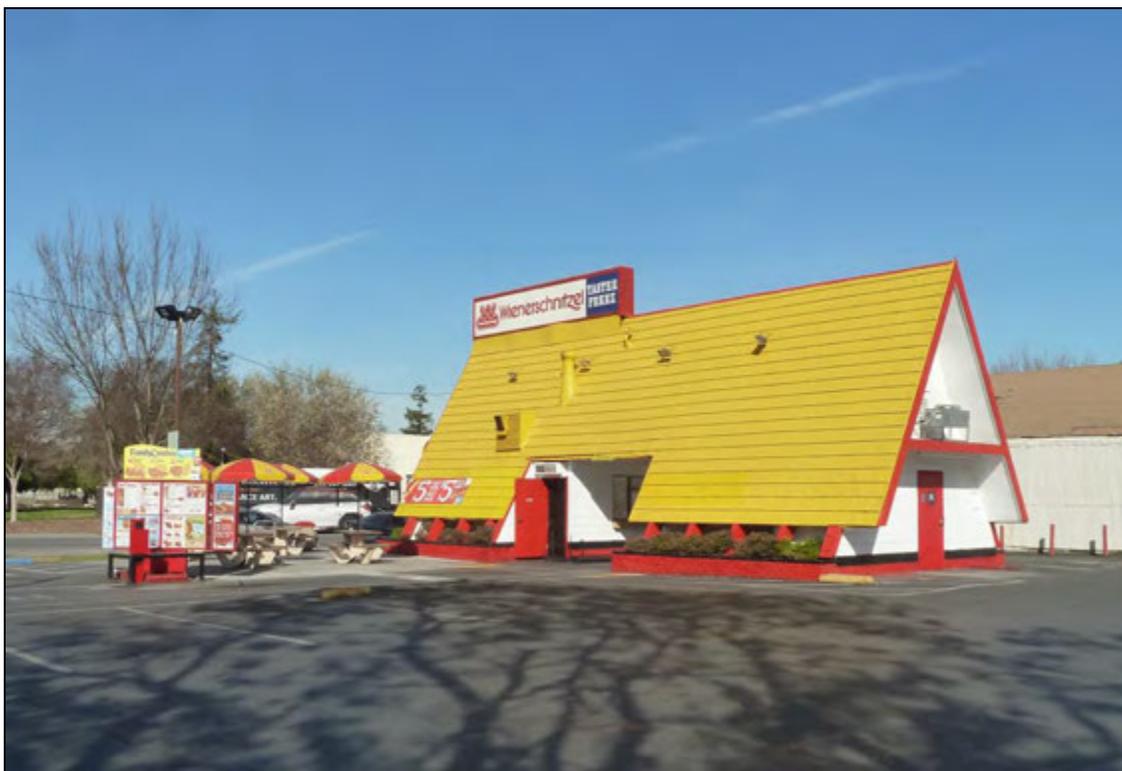
⁵ Chad Randl, *A-Frame*, (New York: Princeton Architectural Press, 2004), 134, 135; Funding Universe, “History of Galardi Group, Inc., www.fundinguniverse.com/company-histories/galarsi-group.., Accessed December 22, 2014.

⁶ William J. Hennessey, *Vacation Houses*, (New York: Harper & Brothers, Publishers, 1962), 54; Chad Randl, *A-Frame*, (New York: Princeton Architectural Press, 2004), 31-34; Chad Randl, “The Mania for A-Frames,” in *Old House Journal*, (August 2004), 72-79; Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2005), 497.

not an important representative of Weinerschnitzel restaurant architecture. Similarly, this building is a typical and modest example of commercial A-frame architecture.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building represents common construction techniques and practices that have been well researched and studied. While this property lacks historical significance and does not meet the criteria necessary for listing in either the NRHP or CRHR, it does appear to retain integrity to its date of construction.

Photographs (continued):



Photograph 2. Showing east and south sides of building; Camera facing north, January 14, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # D-01

P1. Other Identifier: 57 N. 13th Street

*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 West Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 57 N. 13th Street City San Jose Zip 95112

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number 467-16-097

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

This single story building at 57 North 13th Street was built as a Craftsman Bungalow residence, but has been converted into a medical office (**Photographs 1 and 2**). It has a roughly rectangular footprint and is topped by a cross-gable roof with composition shingles, wide overhanging eaves, exposed rafter ends and knee braces. There are shed roof bays on the northwest and southeast ends of the building below the gables. The walls are clad in stucco with louver vents in the gable ends. The enclosed front porch protrudes from the front of the building and has been modified to serve as the entrance and waiting room for the doctor's office. The entrance has a new concrete ramp and stairs leading up to its two-over-five glazed door and its eight-over-three fixed window. The majority of the windows appear original double-hung with wood frames, there are, however, two replacement, double hung windows on the southeast end.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1, Camera facing northwest, March 26, 2014**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1920, Santa Clara County Assessor

*P7. Owner and Address:
Minh Q. Huynh & Phuongkhanh Bui
1144 Ardsley Court
San Jose, CA 95120

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____
B2. Common Name: Minh Quan Huynh Doctor's Office
B3. Original Use: residence B4. Present Use: medical office building

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1920; demolition of garage, date unknown; converted from residence to medical office 1990.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 57 North 13th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: "Naglee Park History"; *San Jose Mercury; Vision and Progress: A Commemorative History of San Jose Hospital, 1923-1983*; Douglas, *Historic San Jose, Tales of Naglee Park*; Jacobs, *Looking at Cities*, 1985; Sanborn Maps 1915-1951; Aerial photographs 1970-1980; Santa Clara County Assessor Records; San Jose City Directories, 1911 – 1979. See also footnotes.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This parcel on North 13th Street was subdivided before 1880 as the unrecorded Naglee-Sainsevain Addition. This subdivision consisted of 84 blocks with 10 to 12 lots per block. Settlement in the Naglee-Sainsevain Addition began in earnest in the late nineteenth century and continued into the early twentieth century, by which time most of the lots had been developed. This subdivision was located conveniently close to the city center and on a trolley line. Restrictive covenants were placed on new construction requiring that houses cost more than \$2,000, thereby excluding low income residents. In addition to residential construction, San Jose Hospital built a new facility in the subdivision on East Santa Clara Street between 14th and 17th Streets in 1923. After World War II, the hospital expanded and built new buildings on its campus. To accommodate the growth of the hospital some residences were demolished. The influence of the hospital also precipitated the remodeling and repurposing of many nearby residences into medical clinics and offices. Although the hospital, renamed the San Jose Medical Center, closed in 2004, medical services still remain prominent in the area.¹

This property at 57 North 13th Street was originally developed as a single family residence by owners John and Laura Mancuso. John Mancuso was a barber and died in the 1930s and passed the property to his wife who held it until the 1960s when Ann R. Mancuso, their daughter, obtained title. Ann Mancuso continued to live and own the house into the 1970s. It is not known how long Ann Mancuso owned the property. In 1990, the property was owned by Clifford Felchle and Sheila Redd who sold it that year to the current owner, Minh Q. Huynh, a medical doctor. Huynh converted the residence into a medical office building for his practice which resulted in alterations to the building including enclosure of the front porch, removal and filling in of some windows, removal of a fireplace and chimney, and the backyard being converted to a parking lot.²

Evaluation

The property at 57 North 13th Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This residence was built in 1920 during a period of growth in this part of San Jose and in the city as a whole. As one of numerous similar single family residences constructed during this period, it is not important within the context of this trend and does not meet this criterion.

Similarly, the property is not important for its associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the individuals associated with the development, ownership and use of this property including members of the Mancuso family made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the residence at 16 N. 21st Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This building is a Craftsman Bungalow, a style popular in the early decades of the twentieth century. Typical characteristics of the style included low-pitch gable roof with wide eaves and exposed rafters, decorative wood features such as projecting

¹ Naglee Park Campus Community Association, "Naglee Park History," Available at <http://www.nagleepark.org/history/info/index>, Accessed January 4, 2008; San Jose Health Center, *Vision and Progress: A Commemorative History of San Jose Hospital, 1923-1983* (San Jose, CA: San Jose Health Center, 1983), 8; "New Building to Make Room for More MD's," *San Jose Mercury*, 31 October 1949; Hal Martin, "New Doctor Every Five Days, County's Medical Growth," *San Jose Mercury*, 2 November 1949; Archives and Architecture, *Historical Context Survey, 13th Street Neighborhoods, San Jose's Second Ward*, December 2006, 12, 19, 29; J.G. McMillan, *Map of the City of San Jose*, Santa Clara County, 1906.

² R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1920, 1922, 1926, 1930, 1943, 1938, 1940, 1941, 1943, 1949-50, 1954, 1960, 1964, 1968, 1969, 1970, 1973, 1976, 1979); US Census Bureau, Sixteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-74B, Sheet 4A, 1940; Sanborn Map Company, *San Jose, California*, 1915, 1932, 1950, 1958, 1962; Santa Clara County Recorder, Official Records Search, APN 467-16-097; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2014; City of San Jose, Building Department, Building Permit No. CP89-051, January 1, 1990.

Page 4 of 4

*Resource Name or # (Assigned by recorder) Map Reference # D-01

*Recorded by Steven J. Melvin and Rebecca Flores

*Date March 26, 2014 Continuation Update

beams, brackets, battered columns, and glazed or paneled doors. This residence exhibits characteristics of the style including its massing, gable roof, brackets and windows, but it is an unremarkable example that lacks architectural distinction. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meet the criteria necessary for listing in the NRHP or CRHR, the enclosure of the front porch, construction of a handicap ramp on the front, removal and filling in of some windows, removal of a fireplace and chimney, demolition of original garage, and the backyard being converted to a parking lot have diminished the integrity of design, materials and workmanship, setting, association and feeling.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 453.

P1. Other Identifier: 260-272 East Santa Clara Street

*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 West Date: 1961 (photorevised 1980) T: _____; R: _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address: 260-272 East Santa Clara Street City: San Jose Zip: 95113

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-24-110 and 467-24-111

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

The shopping center at 260-272 East Santa Clara Street is situated on two legal parcels and consists of a large commercial building near the south end of the lot, a small commercial building along the west side, and a parking lot comprising most of the north half of the parcels. The large building is irregular in plan, has concrete-block construction and is topped with a flat roof (**Photograph 1**). This building is divided into several interior spaces and houses multiple commercial businesses. Across the façade and west side is a broad, stucco-clad canopy projecting out from the walls. The canopy has a flat front on which the store signs are attached. A grocery store occupies the east half of this building and features an automatic full glass double-door main entrance surrounded by large fixed pane windows set in aluminum frames (**Photograph 2**). The doors and windows of the other businesses in this building are similar with full glass doors and bands of large fixed pane windows. The windows and doors at the west end appear to be older than the others and have spandrel panels on the lower section (**Photographs 1 and 4**). At the east end in the middle of the façade are concrete-block planter boxes. At the southeast corner of the building is two-bay truck loading dock. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 Story Commercial Building

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

*P5b. Description of Photo: (View, date, accession #): Photograph 1, Camera facing southeast, January 14, 2015.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1966, Santa Clara County Assessor Records, City of San Jose Building Permits

*P7. Owner and Address:
Owner of 467-24-110:
Bale Properties
2305 A McKee Road #Q
San Jose, CA 95116
(See Continuation Sheet for 467-24-011)

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95616

*P9. Date Recorded: January 14, 2015

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Lucky Supermarket / Liberty Loans / The Stocking Shop / Creech's Cleaning / Rexall Drugs / Moellering Goodwin & Russell Insurance

B2. Common Name: Grocery Outlet (272 E. Santa Clara) / Miskarie Hair Salon (268 E. Santa Clara) / New Tung Kee Noodle House (262 E. Santa Clara) / Lee's Sandwiches (260 E. Santa Clara)

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Mid-Century Commercial Strip

*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1966; remodel and addition in 1972; remodel and addition in 1984 to replace and add new windows, enclosing two commercial units, add commercial space to northwest corner; stand-alone building (260 E. Santa Clara) remodeled in 2004

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Marvin G. Collins

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 260-272 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. This shopping center does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction nor are they the work of a master designer (NRHP Criterion C or CRHR Criterion 3). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

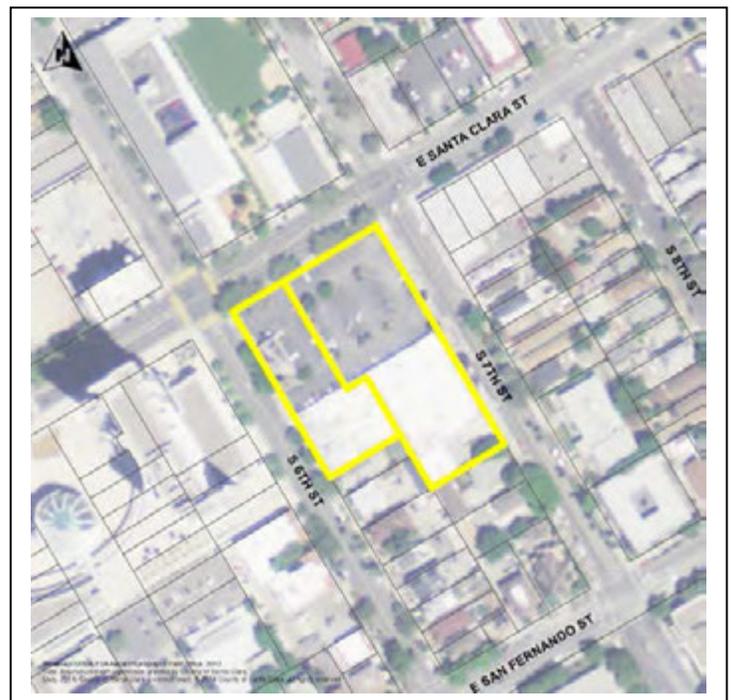
*B12. References: Sawyer, *History of Santa Clara County, California*; Sanborn Map Company, *San Jose, California* (various years); City of San Jose Building Permits; San Jose City Directories (various years). See also footnotes.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: January 2015

(This space reserved for official comments.)



P3a. Description (continued):

The small building in the parking lot is of similar style to the large building (**Photograph 4**). It has a flat roof and a rectangular footprint. A broad projecting stucco canopy wraps around the entire building and is clad with business signs. The exterior walls are also stucco-clad walls. Evenly spaced pilasters divide the wall into segments. On three sides are large fixed pane windows in aluminum frames and on the north and east sides are full glass doors also in aluminum frames. On the south facade of the building is a single metal personnel door.

P7. Owner and Address:

Owner of APN 467-24-111:
Vittore A. and Anna M. Barbieri
457 Chesley Avenue
Mountain View, CA, 94040

B10. Significance (continued):

Historic Context

San Jose became the mercantile and financial center for the Santa Clara Valley and the southern San Francisco Bay Area in the late nineteenth century leading to the expansion of the commercial district and general growth in the city. Santa Clara Street developed as the main east-west commercial thoroughfare through San Jose. The heart of the commercial district was along Santa Clara Street in the vicinity of Market Street and 1st Street. Residential growth also occurred with the first subdivisions laid out on tracts adjacent to the commercial center. As commerce, industry and the population all continued to grow, development pushed east along East Santa Clara Street, which by this time had a street car line. By 1915, stores, service stations, churches, and schools lined East Santa Clara Street between 4th and 7th streets along with residential development to the north and south of this busy corridor. Beginning in 1918 the pace of growth increased in East San Jose and by the end of the 1930s, most of the lots were occupied by either residential or commercial/light industrial buildings. Between 1935 and 1950, the number of businesses along East Santa Clara Street increased with in-fill construction on empty or vacant lots and on lots formerly occupied by residences. This pattern continued in the post-World War II era, as businesses such as restaurants, doctor's offices, grocery stores and gas stations began to crop up along East Santa Clara Street. The expansion of San Jose State College in the 1950s and 1960s also contributed to an increase in neighborhood services as commercial businesses opened to serve the growing student population. East Santa Clara Street has generally retained this land use pattern to the present with a wide variety of retail and service commercial businesses located on the street and adjacent residential neighborhoods.¹

In 1966, this property, currently APNs 467-24-110 and 467-24-111, was developed as a Lucky Supermarket on land previously occupied by a gas station and associated automotive service and repair buildings. William J. Browner of San Mateo owned the property in 1965 when construction began on this building at 272 East Santa Clara Street, which was estimated to cost \$187,000. General contractor Marvin G. Collins of El Cerrito built the building. West of the Lucky store Browner had an adjoining building built to house retail shops. These had the addresses of 42 South 6th Street and 262-270 E. Santa Clara Street. Also included in the original development was 260 East Santa Clara, the small stand-alone building on the west end of the parking lot. The first retail tenants of the property besides Lucky were Liberty Loans, The Stocking Shop, Creech's Cleaning, Rexall Drugs and Moellering Goodwin & Russell Insurance.²

¹ Eugene T. Sawyer, *History of Santa Clara County, California*, (Los Angeles, California: Historic Record Company, 1922), 147-148; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Co., 1891-1915), Sheet 50; Thompson & West, *Historical Atlas Map of Santa Clara County* (San Francisco: Thompson & West, 1876).

² City of San Jose, Building Permit No. 48537V, 272 E. Santa Clara, November 29, 1965; City of San Jose, Building Permit No. 51445, 42 S. 6th Street, September 28, 1966; City of San Jose, Building Permit No. 49972, 262-270 E. Santa Clara, May 5, 1966; City of San Jose, Building Permit No. 51444F, 262 E. Santa Clara, September 28, 1966; City of San Jose, Building Permit No. 50982F, 268 E. Santa Clara, August 16, 1966; Sanborn Map Company, **DPR 523L (1/95)**

The Lucky Supermarket was developed as part of general post World War II growth experienced by the company. Lucky Stores, Inc. began in 1931 when Charles Crouch began acquiring small grocery stores in the San Francisco Bay Area. The name "Lucky" was first applied in 1935 to a store in Berkeley and the company proceeded to grow by acquisition of existing stores throughout the country and building new stores. Lucky opened its first flagship supermarket in San Leandro in 1947. The store became a model for other Lucky stores by incorporating a coffee shop and other conveniences within the store. This Lucky store on East Santa Clara Street was typical for the grocery chain when it opened in 1966.³

In order to remain up-to-date in the changing world of grocery retail, Lucky made periodic alterations to the East Santa Clara store. The first occurred in 1972 when the company applied for a building permit to remodel the existing building and build an addition. The project was estimated to cost \$50,000, but the specific nature of this project is not known. Other occupants of the property at this time were McFarland Candy, Liberty Loans, Caesar's Pizza House, Royal Cleaners, Philco, Bendix Self Service Laundry and Moellering Goodwin & Russell Insurance. In 1984, Lucky undertook a substantial project, remodeling its exterior and building a small addition. The project consisted of removing sections of the front wall for windows, replacing all façade windows, removing two retail shop storefronts and replacing them with a concrete block wall, and adding new planter boxes. The addition was 1,585 square feet in the northwest corner of the retail shops part of the property. The project also included Lucky expanding its store west into a portion of the retail shop space. The property underwent further changes in 1987, when the west half of the parcel (APN 467-24-110) was sold to Bale Properties; the east half (APN 467-24-111) was retained by Lucky Center Properties. This change does not appear to have led to physical alterations in the property.⁴ The name of the grocery store changed to Albertsons in 1999 when Albertsons acquired Lucky's parent company, American Stores Company. At this time a hair salon and noodle house occupied in commercial spaces at the west end of the building and the stand-alone building in the parking lot housed a laundry. After facing numerous financial struggles, Albertsons was purchased in January 2006 by a consortium of investors, leading to many transitions and closures of its stores. The store on East Santa Clara closed shortly thereafter. The grocery store part of the building remained vacant until 2008 when Mercados Suviana opened. The current occupant, Grocery Outlet, opened in 2012 while the current owners, Vittore A. and Anna M. Barbieri bought APN 467-24-111 in 2013. Bale Properties retains ownership of APN 467-24-110.⁵

Evaluation

The property at 260-272 E. Santa Clara Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property is not associated with the initial early commercial development of this segment of East Santa Clara Street which occurred in the late nineteenth century. The buildings on this property were construction in 1966 during post-World War II commercial expansion and represent the continuation of the long-established character of this street as a commercial corridor. It is not, therefore, important within the context of the commercial development of East Santa Clara Street and does not meet this criterion. Under NRHP Criterion B or CRHR Criterion 2, this property is not important for associations with persons who made important contributions to history. Research did not reveal that any of the individuals related to the development, ownership and use of this property, including William J. Browner who initiated construction of the building, made demonstrably important contributions to history at the local, state, or national level.

San Jose, California (San Francisco: Sanborn Map Co., 1950), Sheet 50; R.L. Polk and Company, *Polk's San Jose City Directory* (Los Angeles, R.L. Polk & Co., 1966), 506; R.L. Polk and Company, *Polk's San Jose City Directory*, 1968, 546, 29.

³ Grocerteria.com, "Lucky Stores History," Available online at <http://www.grocerteria.com/lucky/index.html>, Accessed on December 2014.

⁴ City of San Jose, Building Permit No. 72047V, 272 E. Santa Clara, March 27, 1972; City of San Jose, Building Permit No. 43548V, 272 E. Santa Clara St., June 11, 1984; City of San Jose, Building Permit No. H84-014, 268 E. Santa Clara, May 31, 1984; R.L. Polk and Company, *Polk's San Jose City Directory*, 1973, 17, 433; Santa Clara County Assessor Information provided via CoreLogic.

⁵ City of San Jose, Building Permit No. AD99-10-1076, 272 E. Santa Clara, October 26, 1999; Grocerteria.com, "Lucky Stores History," Available online at <http://www.grocerteria.com/lucky/index.html>, Accessed on December 2014; City of San Jose, Building Permit No. 2006-036981-CI, 272 E. Santa Clara, December 22, 2006; City of San Jose, Building Permit No. 07005312, 272 E. Santa Clara, April 18, 2008; Santa Clara County Assessor Information provided via CoreLogic.

The buildings are not eligible under NRHP Criterion C or CRHR Criterion 3 because they do not possess distinctive characteristics of a type, period, or method of construction, nor are they the important works of a master architect. This property is a mid-century commercial strip. The buildings exhibit minor features of the style such as its concrete-block construction; flat roof; large fixed pane windows; full glass doors; stucco cladding; lack of decoration; simple cubic form; and smooth, blank exterior walls. While these buildings exhibit traits of this style, they are very modest and typical examples in both design and materials and lack architectural distinction. Although the architect is unknown, the modest nature of this building excludes it from qualifying under this criterion as the work of a master.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The buildings represent common construction techniques and practices that have been well researched and studied.

In addition to lacking historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the buildings do not have historical integrity because alterations to this building—including replacement doors and windows, enclosed storefronts, and additions—have diminished the integrity of design, workmanship, materials, and feeling.

Photographs (continued):



Photograph 2. East half of building, camera facing southeast, January 14, 2015.

Photographs (continued):



Photograph 3. West half of building, camera facing southwest, January 14, 2015.



Photograph 4. Building in parking lot, camera facing southwest, January 14, 2015.

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

Primary # 43-002444
HRI # _____
Trinomial _____
NRHP Status Code 5S2, 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 10

*Resource Name or # (Assigned by recorder) Map Reference # D-04

P1. Other Identifier: 48-52 South 6th Street

*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 West Date 1961 (photorevised 1980) T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address : 48-52 South 6th Street City San Jose Zip 95112

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-24-036

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

The 0.12-acre residential lot at 48-52 South 6th Street contains a Queen Anne-style duplex and a secondary residence sited at the rear (east side) of the parcel. A mid-twentieth century commercial shopping center borders the property to the north. Constructed in 1907, the duplex has a rectangular footprint; a composition-shingle hip roof with decorative cornice and plain frieze; and wood clapboard siding with cornerboards (**Photograph 1**). An integrated, two-story curved tower with conical roof, interrupted by the flat roof that shelters the full-width wood-frame porch, dominates the symmetrical façade. Simple Ionic columns, set atop square wood pedestals, support the porch roof, which includes turned-wood balustrades and two sets of wood stoop with solid balustrades (**Photographs 1-2**). The porch has a simple dentiled cornice on the roof; wood floor; wood beaded board ceiling; and two plain, wide wood doors with glazing. The porch appears to sit on a concrete foundation, and is accessed from the sidewalk by concrete steps and straight paths. The south side includes second-story, three-sided, gabled bay window with decorative wood brackets below. (See Continuation Sheet.)

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

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northeast, September 14, 2015

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
ca. 1905-07 (1998 DPR 523 Form)

*P7. Owner and Address:
Winona M. Morrison (TE)
1572 Cielo Court
Livermore, CA 94550

*P8. Recorded by: (Name, affiliation, address)
Toni Webb
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: September 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Jessie Williamson Residence

B2. Common Name: _____

B3. Original Use: duplex B4. Present Use: duplex

*B5. Architectural Style: Queen Anne

*B6. Construction History: ca, 1905-07, replacement windows likely within the last 20 years; secondary residence constructed by 1915.

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

*B8. Related Features: _____

B9. Architect: Wolfe & McKenzie, architects b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 48-52 6th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3) nor are they important examples of a master architect or designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This building is currently listed as eligible for local listing or designation and therefore is a historical resource for the purposes of CEQA.¹ (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, *San Jose* (1891-1950); City Directories (various years); USGS; Quadrangles, *San Jose* (1898-1978); Archives and Architecture, DPR 523 Form for 48-52 S. Sixth Street, September 1998; Santa Clara County Assessor Records; See footnotes on continuation sheets.

B13. Remarks:

*B14. Evaluator: Toni Webb

*Date of Evaluation: September 2015

(This space reserved for official comments.)



¹ Office of Historic Preservation, Historic Resources Inventory Directory for Santa Clara County, updated April 2012.

P3a. Description (continued):

The majority of windows visible from the public right-of-way are original wood-frame sashes of a variety of types set in wide wood trim with wood lug sills including single-light and leaded casements; one-over-one double-hung sashes; and fixed leaded. The south side of the building includes single-hung, one-over-one vinyl replacement windows.

A concrete driveway south of the duplex provides access to the secondary residence (52 South 6th Street), which has a composition-shingle pyramidal and hip roof. This building is concealed behind a wood fence and has a modified L-shape, wood-shingle siding, an inset porch on its southwest corner.

B10. Significance (continued):

Historic Context

San Jose developed in the mid- to late-nineteenth century after Chester Lyman created a detailed survey of the community in 1848 and established the grid streets and blocks from the Plaza to 8th Street along the central corridor of Santa Clara Street. Numerous settlers and speculators purchased the city lots and helped establish a commercial district centered on the intersection of Market and Santa Clara streets. New brick buildings from one to five stories were built in a variety of architectural styles popular at the time, such as Italianate, Richardson Romanesque and Classical Revival, to house the businesses. In the subsequent decades, San Jose became the mercantile and financial center of the Santa Clara Valley and the southern San Francisco Bay Area, leading to the expansion of the commercial district and general growth in the city. By 1915, the core blocks of San Jose's downtown were home to retail, office, entertainment, and municipal buildings. As the city grew, the commercial district expanded out from its downtown core with more retail shops, service businesses, and office buildings spreading out along East Santa Clara Street and up cross streets as far as 7th Street. Development continued to expand the city limits throughout the early and mid-twentieth century.²

The duplex located at 48-52 South 6th Street was constructed in about 1905 to 1907 outside of San Jose's downtown core and just south of East Santa Clara Street. Built by Jessie Williamson, the house replaced her childhood home owned by her parents, William M. and Hannah C. Williamson, since the late 1860s. Born in 1860, Jessie Williamson was a local teacher who was active and well-known in local women's clubs. She served as a district president of the California Federation of Women's Clubs, state chairman of its waterways and highways committee and history and landmarks committee, and was editor of the federation's newspaper for a short period. While she retired in the mid-1920s, she appears to have remained active with the social clubs. Williams retained her property until her death in 1946. The residence at the rear of the parcel was constructed by 1915.³

Evaluation

Ward Hill and Glory Anne Laffey of Archives and Architecture previously inventoried and evaluated the Queen Anne-style residence documented on this form for the report entitled "Historical Background and Building Evaluation for the Civic Plaza Project EIR," completed in 1998. Hill and Laffey prepared a Department of Parks and Recreation (DPR) 523A (Primary) form for this property (see attached) and concluded that the building "may be eligible for the California Register as a significant design within the context of the San Jose buildings by architects Wolfe and McKenzie. The duplex may also be significant because of its association with Jesse [Jessie] Williamson. The significance of Jesse [Jessie] Williamson in local history needs further evaluation." Hill and Laffey provided no formal evaluation using NRHP or CRHR criteria. The 1998 evaluation noted the building was identified on the City of San Jose Historic Resources Inventory. The California Office of Historic Preservation subsequently listed this property in the Historic Resources Inventory Directory with a California Historical Resource Status Code of 5S2 (individually eligible for local listing or designation). The city's current inventory (updated September 23, 2014) identifies the building as individually eligible for listing in the CRHR; candidate for

² Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, 11; Dill Design Group, "Historic Resources Survey, Downtown San Jose," January 2002, 24; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1884, 1891, 1915); Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 172; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith and McKay, 1985), 59.

³ "Retired San Jose Teacher Dies; Rites Set," *San Jose Mercury Herald and News*, August 11, 1946, p 4; Archives and Architecture, DPR 523 Form for 48-52 S. Sixth Street, September 1998.

a City Landmark; and a contributing structure. The San Jose Historic Resources Inventory and county assessor records note a 1905 construction date for this building, however the 1998 evaluation present a 1907 construction date. Given the style, and after review of historic maps, it would appear that a ca. 1905-07 construction date is accurate for the duplex. While the Queen Anne duplex has been altered by some replacement windows, overall, the building and the property appear to retain integrity of location, feeling, association, design, workmanship, and materials.

The property at 48-52 South Sixth Street does not have important associations with significant events or trends in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). Built during the transition of San Jose's downtown from a mostly residential area to a largely commercial one, the building at 48-52 South 6th Street reflects the urbanization of the city during the early twentieth century, but does not appear to be significant for this association. This property has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the individuals associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level. Jessie Williamson was teacher for more than 30 years and an active member and leader of regional social and professional organizations; however, it does not appear she made demonstrably important contributions within her respective profession or work with the San Jose Woman's Club, California Federation of School Women's Club, or the California Federation of Women's Clubs.

Under NRHP Criterion C or CRHR Criterion 3, this building is not significant as important examples of a type, period, or method of construction. This building is a "free-class" variation of the Queen Anne style, which employs Classical architectural features in place of more typical Queen Anne elements, such as columns for porch supports (instead of turned posts with spindlework), dentiled cornice and generally heavier balustrades (as opposed to the more delicate spindlework on other versions). The use of more Classical features and absence of projecting eaves and decorative cornice with plain frieze is reminiscent of later Colonial Revival style. The Queen Anne style, popular from the 1880s through about 1910, is well documented with many exceptional examples located throughout San Jose. Although the duplex has many of the character-defining features of that style, the building at 48-52 South 6th Street does not appear to be an important representation of an early twentieth century, and relatively late example of a, Queen Anne residential building. The secondary residence appears to be a modest bungalow that was constructed by 1915. It does not appear to embody distinctive architectural characteristics and is not important for its type, period, or method of construction.

Additionally, neither building appears to be an important work of a master. While the duplex is attributed to the architectural firm of Wolfe & McKenzie, the building does not appear to be an important example of their overall portfolio.⁴ Their work is well-documented in San Jose and better examples of their residential buildings are still extant in San Jose (as well as other cities in the San Francisco Bay region). Architects Frank Wolfe and Charles S. McKenzie formed their San Jose firm in 1899. At the time, Wolfe had already established himself as a recognized architect in the local community after he designed the King Conservatory of Music and Grace Lutheran Church in 1892 and 1895, respectively. McKenzie started working for Wolfe as a draftsman in the early 1890s. With the substantial growth of the city at the turn of the twentieth century, Wolfe and McKenzie quickly established themselves as favored architects. Together and separately, they reportedly designed "roughly one out of every five houses built" in the Naglee Park subdivision (laid out in 1902 and a San Jose Conservation District) and many homes in Hanchett Park (created in 1906, and a San Jose Conservation District) and the South Campus neighborhood, as well as San Jose's Hensley Historic District, which is listed in the National Register. In 1907, Wolfe & McKenzie published a pattern book of nearly 100 of their residential designs. The firm was well known for its residential architecture (both single- and multi-family homes) designed in a variety of styles including Queen Anne, Craftsman, Prairie, and Colonial and Mission revival style, as well as their commercial and civic structures, such as the Gilroy City Hall, which is listed in the NRHP. Other works known NRHP-listed works include the Willard Griffin residence and carriage house located in Los Altos Hills. The firm dissolved in 1910. Wolfe established a solo practice but later teamed with William Higgins. Wolfe's designs include the 1911 Charles Miller bungalow and Capitola's Venetian Court Apartment (1924), which he designed with Wiggins two years before his death.⁵

⁴ Archives and Architecture, DPR 523 Form for 48-52 South 6th Street, September 1998.

⁵ Archives and Architecture, DPR 523 Form for 48-52 S. Sixth Street, September 1998; George Espinola, Cottages, Flats, Buildings & Bungalows, 102 Designs from Wolfe & McKenzie, 1907 (San Jose, Bay & Valley Publishers, 2004) 1-11; "Frank Delos Wolfe," www.frankdeloswolfe.com/fdw.html, accessed September 14, 2015.

Page 5 of 10

*Resource Name or # (Assigned by recorder) Map Reference # D-04

*Recorded by T. Webb *Date September 2015

Continuation Update

Photographs (continued):



Photograph 2: Detail view of porch, facing northeast, September 14, 2015.



Photograph 3: Detail view of the second-floor of the façade; facing northeast, September 14, 2015.

Previous DPR 523 Form

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

Primary # P-43-002444
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (assigned by recorder) 48-52 S. Sixth Street

P1. Other Identifier: Williamson House
 *P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary)
 b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; ¼ of ¼ of Sec. unsectioned; Mount Diablo B.M.
 c. Address 48-52 S. Sixth Street City San Jose Zip 95112
 d. UTM: Zone 1Q; mE / mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-24-036

*P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):
 This rectangular plan, wood-frame duplex has a steeply pitched composite gable/hipped roof. The projecting roof of the large front entrance porch is supported by Doric columns. The entrance doors to the two units flank the rounded central bay window.
 48 S. Sixth Street was built in 1907 by Miss Jessie Williamson. This house replaced the original Williamson home that her father, William M. Williamson, had owned and occupied since the late 1860s. The new home was designed by the firm of Wolfe and McKenzie. Jessie Williamson was a teacher at nearby Horace Mann school. She was active in the San Jose Women's Club, rising through the local and district offices, to become the president of the San Francisco district of the California Federation of Women's Clubs in 1929. She also served as a member of the State board and was chairperson of the federation's history and landmarks committee. In 1946, she moved from the property she had occupied with her family since the 1860s. (see continuation sheet)

*P3b. Resource Attributes: HP3
 *P4. Resources present: Building _____ Structure _____ Object _____ Site _____ District _____ Element of District _____ Other _____

P5b. Description of Photo:
 *P6. Date Constructed/Age and Sources: Historic _____ Prehistoric _____ Both _____
 c. 1907
 *P7. Owner and Address
Woodrow D. Morrison & Winona M.
465 S 14th St
San Jose, CA 95112
 *P8. Recorded by: (Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123
 *P9. Date Recorded Sept., 1998
 *P10. Survey Type: (Describe)
Intensive for urban redevelopment

*P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historical Background and Building Evaluation for the Civic Plaza Project EIR by G. Laffey, C. Duval and W. Hill

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) _____

DPR 523L(1/95) * Required information

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

Primary # P-43-002444

HRI # _____

Trinomial _____

Page 2 of 2 *Resource Name of # (assigned by recorder) 48-52 S. Sixth Street
Recorded by Ward Hill and Glory Anne Laffey *Date: September, 1998 Continuation Update

Item P3a, continued

This building is listed as an Identified Structure on the *San Jose Historic Resources Inventory*. 48-52 S. 6th Street may be eligible for the California Register as a significant design within the context of the San Jose buildings by architects Wolfe and McKenzie. The duplex may also be significant because of its association with Jesse Williamson. The significance of Jesse Williamson in local history needs further evaluation.

Sources: Sanborn Insurance Maps 1884-1968; San Jose City Directories 1870-1979; *San Jose Mercury* 8/11/1946; George Espinola, Personal communication regarding architect.



Figure 7: Civic Plaza Project Area with California Register Eligibility

- Near Term Area
- YES
- California Register
- Det. Eligible
- Appears Eligible
- Not Eligible
- Est. Constr. Date
- not available/vacant
- 1950 - 1998



Figure 2: Near Term and Far Term Project Locations with Historic Districts in Vicinity (USGS San Jose West, Calif. 1980)



Figure 3: Civic Plaza Project with Near Term Project Area (Aerial Photography 8/96, #50264)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L, 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or # (Assigned by recorder) Map Reference # D-05

P1. Other Identifier: 58 South 6th Street

*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 West Date 1961 (photorevised 1980) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address: 58 South 6th Street City San Jose Zip 95112

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-24-035

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

This 0.19-acre residential parcel at 58 South 6th Street consists of a 2,500-square-foot, Colonial Revival-style apartment building and detached garage sited at the rear (east side) of the parcel (**Photograph 1**). Constructed in 1921, this two-story fourplex generally has a square footprint, a low-pitch gable roof concealed behind parapets, and is primarily clad in replacement stucco siding (wood siding is found near the east side of the building, on the north and south projecting elements (**Photographs 2-3**). The building is symmetrical and is decorated by a simple entablature. Fenestration includes original one-over-one and six-over-six wood-frame, double-hung windows set singularly or in pairs along the north and south sides of the building, multi-light wood-frame casement windows on the façade and sides, fixed wood-frame windows on the façade, and vinyl single-hung replacement windows on the façade. All windows have wood lug sills with stucco-clad sills below. Centered on the façade is the main, recessed entrance, accessed by concrete path with steps and a modern metal railing. It includes an original twelve-light, wood door set between narrow, four-light sidelights. A projecting decorative crown supported by Doric columns and pilasters accentuates the entrance (**Photograph 4**).

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

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing southeast, September 14, 2015

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1921 (1998 DPR 523 Form)

*P7. Owner and Address:
Robert L. Schafer
14960 Los Gatos Almaden Road
Los Gatos, CA 95032

*P8. Recorded by: (Name, affiliation, address)
Toni Webb
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: September 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Irwin Apartments

B2. Common Name: _____

B3. Original Use: apartments B4. Present Use: apartments

*B5. Architectural Style: Colonial Revival

*B6. Construction History: 1921, replacement siding and windows within the last 20 years; rear garage built in 2001.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 58 South 6th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance and lacks integrity. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3) nor are they important examples of a master architect or designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

The Colonial Revival building documented on this form has been previously found not eligible for local listing or designation through local government review; however, it is currently listed as a Structure of Merit in the City of San Jose Historic Resources Inventory (updated September 23, 2014) and therefore the Colonial Revival building at 58 South 6th Street is a historical resource for the purposes of CEQA.¹ (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, *San Jose* (1891-1950); City Directories (various years); USGS; Quadrangles, *San Jose* (1898-1978); Archives and Architecture, DPR 523 Form for 58 S. Sixth Street, September 1998; Santa Clara County Assessor Records; See footnotes on continuation sheets.

B13. Remarks:

*B14. Evaluator: Toni Webb

*Date of Evaluation: September 2015

(This space reserved for official comments.)



¹ Office of Historic Preservation, Historic Resources Inventory Directory for Santa Clara County, updated April 2012.

B10. Significance (continued):

Historic Context

San Jose developed in the mid- to late-nineteenth century after Chester Lyman created a detailed survey of the community in 1848 and established the grid streets and blocks from the Plaza to 8th Street along the central corridor of Santa Clara Street. Numerous settlers and speculators purchased the city lots and helped establish a commercial district centered on the intersection of Market and Santa Clara streets. New brick buildings from one to five stories were built in a variety of architectural styles popular at the time, such as Italianate, Richardson Romanesque and Classical Revival, to house the businesses. In the subsequent decades, San Jose became the mercantile and financial center of the Santa Clara Valley and the southern San Francisco Bay Area, leading to the expansion of the commercial district and general growth in the city. By 1915, the core blocks of San Jose's downtown were home to retail, office, entertainment, and municipal buildings. As the city grew, the commercial district expanded out from its downtown core with more retail shops, service businesses, and office buildings spreading out along East Santa Clara Street and up cross streets as far as 7th Street. Development continued to expand the city limits throughout the early and mid-twentieth century.²

Property owner Florence Moody constructed this Colonial Revival apartment building in 1921, historically known as the Irwin Apartments. Born in around 1881, Florence married Everett Alden Moody, who earned a living as a dry cleaner in both Palo Alto and San Jose. Everett died between 1912 and 1915 and his wife raised their children, son Irwin and daughter Dorothy, in the family home on South 17th Street in San Jose. Florence named the apartment building she had constructed east of downtown San Jose, and just south of East Santa Clara Street, after her son. It appears that Florence resided in one of the four apartments during the 1920s and her son, a geologist, is also listed at the same address in 1925.³

Evaluation

Ward Hill and Glory Anne Laffey of Archives and Architecture previously inventoried and evaluated the Colonial Revival-style apartment building documented on this form for the report entitled "Historical Background and Building Evaluation for the Civic Plaza Project EIR," completed in 1998. Hill and Laffey prepared a Department of Parks and Recreation (DPR) 523A (Primary) form for this property (see attached) and concluded that the building "is not a distinguished example of its style from this period, thus it does not appear to be eligible for the California Register." Hill and Laffey provided no formal evaluation using NRHP or CRHR criteria. The 1998 evaluation noted the building was identified on City of San Jose Historic Resources Inventory. The California Office of Historic Preservation subsequently listed this property in the Historic Resources Inventory Directory with a California Historical Resource Status Code of 6L (determined ineligible for local listing or designation; may warrant special consideration in local planning). The city's current inventory (updated September 23, 2014) identifies the building as a City of San Jose Structure of Merit.

This Colonial Revival building has been altered by the modern replacement of several of its original wood-frame fixed, casement, and double-hung windows with vinyl sashes as well as the replacement of its wood siding with stucco. Further, the original garage has been demolished and in 2001 a new 5-car garage was built at the rear of the parcel. These modifications have compromised the buildings integrity of design, workmanship, materials, feeling and association.

The property at 58 South 6th Street does not have important associations with significant events or trends in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). Built during the transition of San Jose's downtown from a mostly residential area to a largely commercial one, the building at 58 South 6th Street reflects the urbanization of the city during the early twentieth century, but does not appear to be significant for this association. This property has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Originally constructed

² Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, 11; Dill Design Group, "Historic Resources Survey, Downtown San Jose," January 2002, 24; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1884, 1891, 1915); Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 172; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith and McKay, 1985), 59.

³ Archives and Architecture, DPR 523 Form for 58 S. Sixth Street, September 1998; San Jose City Directories, various years 1900-1926; 1920 Census.

by Florence Moody, research did not reveal that she or any of the individuals associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, this Colonial Revival-style building is not significant as an important example of a type, period, or method of construction, nor is it the work of a master. The Colonial Revival style, popular from the 1880s through about 1950, is well documented with many exceptional examples located throughout San Jose. The apartment building is a relatively modest and altered example of that style and does not appear to be an important representation of an early twentieth century, Colonial Revival apartment building.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

Photographs (continued):



Photograph 2: West and south sides of Colonial Revival building, showing rear garage (right background); facing northeast, September 14, 2015.

Photographs (continued):



Photograph 3: North and west sides of Colonial Revival building; facing northeast, September 14, 2015.



Photograph 4: Detail of main; facing east, September 14, 2015.

Previous DPR 523 Form

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

Primary # P-43-002447
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings
 Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (assigned by recorder) 58 S. Sixth Street

P1. Other Identifier: Irwin Apartments

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary)
 b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; ¼ of ¼ of Sec. unsectioned ; Mount Diablo B.M.
 c. Address 58 S. Sixth Street City San Jose Zip 95112
 d. UTM: Zone 10 ; mE / mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-24-035

*P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):
 This simply detailed, Neo-Classical apartment is a two-story, rectangular plan structure with a flat roof. The building is wood-frame structure with stucco walls. The symmetrical front facade has tripartite windows flanking the recessed entrance porch with Doric columns.
 Built in 1921 by Florence Moody, the Irwin Apartments at 58 S. 6th Street cost \$11,500. The building replaced two small dwellings on this site constructed by Charles Moody before 1866. Florence Moody occupied one of the units as late as 1926.
 This building is listed as an Identified Structure on the *San Jose Historic Resources Inventory*. 58 S. 6th is not a distinguished example of its style from this period, thus it does not appear to be eligible for the California Register.
 Sources: Sanborn Insurance Maps 1884-1968; San Jose City Directories 1870-1979; San Jose Block Books 1878-1924; San Jose Building Permit #48 12/19/1921.

*P3b. Resource Attributes: HP3

*P4. Resources present: Building _____ Structure _____ Object _____ Site _____ District _____ Element of District _____ Other _____

P5b. Description of Photo:

*P6. Date Constructed/Age and Sources: Historic _____ Prehistoric _____ Both _____
c. 1921

*P7. Owner and Address
Robert L. Schafer
14960 Los Gatos Almaden R
Los Gatos, CA 95032

*P8. Recorded by: (Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

*P9. Date Recorded Sept., 1998
 *P10. Survey Type: (Describe)
Intensive for urban redevelopment

*P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historical Background and Building Evaluation for the Civic Plaza Project EIR by G. Laffey, C. Duval and W. Hill

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) _____

DPR 523L(1/95) * Required Information



Figure 7: Civic Plaza Project Area with California Register Eligibility

- Near Term Area
- YES
- California Register Det. Eligible
- Appears Eligible
- Not Eligible
- Est. Constr. Date not available/vacant 1950 - 1998



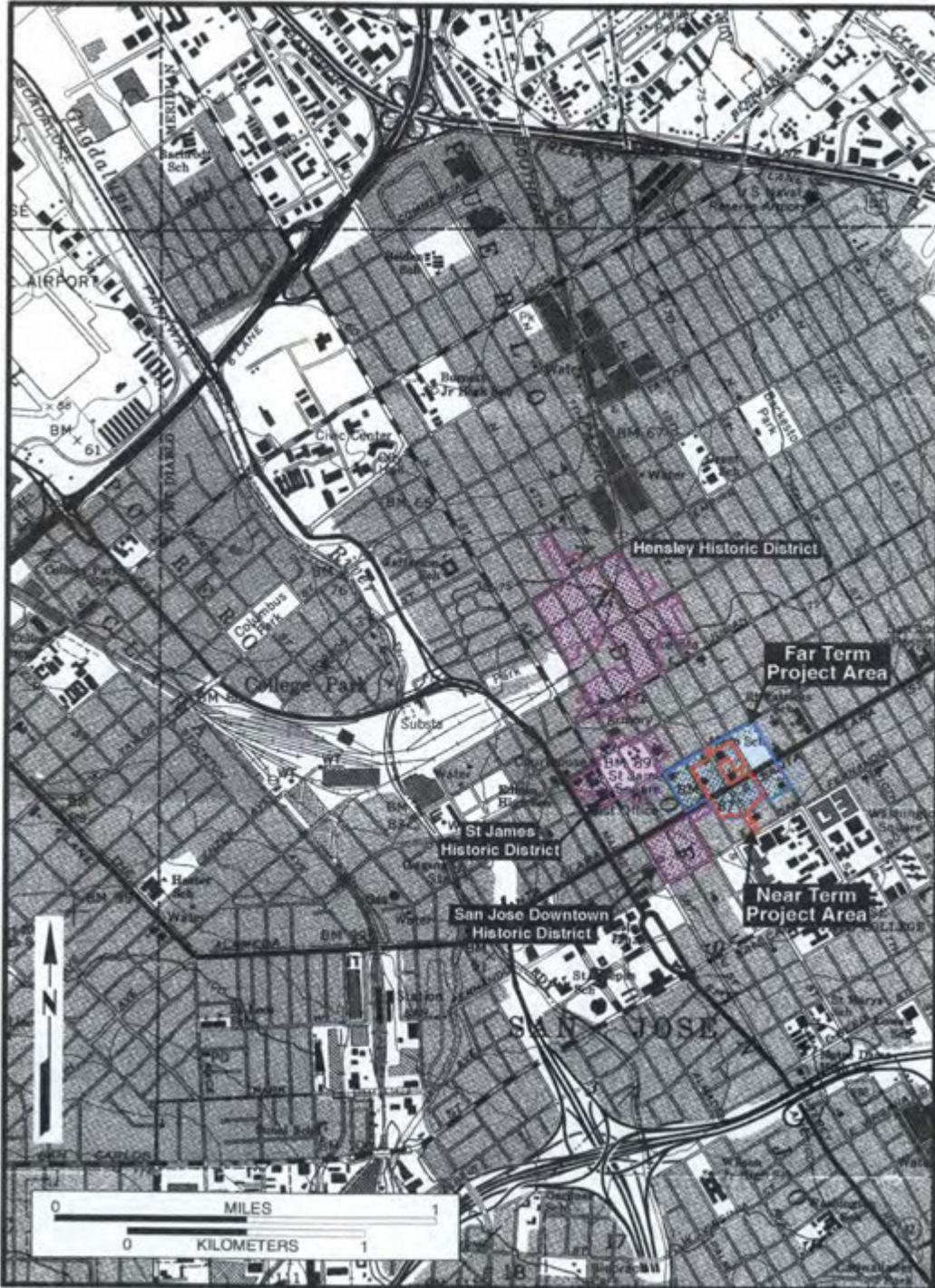


Figure 2: Near Term and Far Term Project Locations with Historic Districts in Vicinity (USGS San Jose West, Calif. 1980)



Figure 3: Civic Plaza Project with Near Term Project Area (Aerial Photography 8/96, #50264)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # E-01

P1. Other Identifier: 147 E. Santa Clara Street

*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 West Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 147 E. Santa Clara Street City San Jose Zip 95113

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 467-20-079

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

This 2,134-square-foot gas station at 147 E. Santa Clara Street is on the corner of E. Santa Clara Street and N. 4th Street in downtown San Jose (**Photograph 1**). The Commercial Modern-style gas station consists of a rectangular building set at an angle to the streets and two identical, rectangular gas station islands. The building has a medium-pitch, hipped roof topped with tile cladding, closed eaves, and a wide overhang. The concrete frame and brick building has a façade of large display windows and two sets of full glass metal double doors. At northeast end of the building is a smog check facility with a roll up vehicle door at the rear and a solid metal personnel door. Each gas pump island consist of four, square brick pillars supporting a metal frame, tile-clad hipped roof (**Photograph 2**).

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing north, December 5, 2013**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1969, Santa Clara County Assessor

*P7. Owner and Address:
George F. Saunders Enterprise Inc.
147 E Santa Clara Street
San Jose, CA 95113

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 5, 2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Standard Oil Company Service Station

B2. Common Name: Chevron Gas Station

B3. Original Use: gas station B4. Present Use: gas station

*B5. Architectural Style: Commercial Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1969; Conversion of two existing service bays into store space, 2012.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: R.W. Johnston and Son

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 147 E. Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial or industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

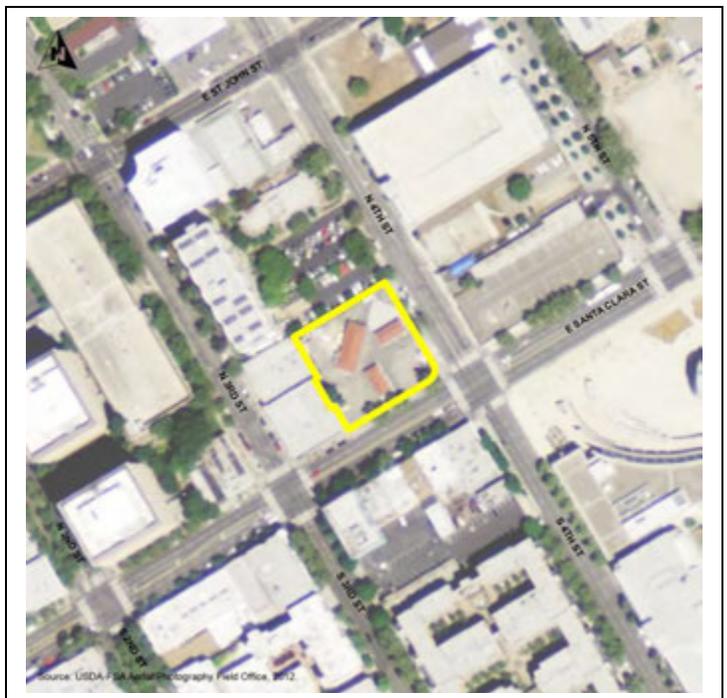
*B12. References: : Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company 1962; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

As San Jose became the mercantile and financial center for the Santa Clara Valley and the southern San Francisco Bay Area in the late nineteenth century, commercial development in San Jose quickly spread past the small area encompassed by the original boundaries established in 1850. The major thoroughfare through the center of San Jose, Santa Clara Street, attracted most commercial development. A commercial district developed along Santa Clara Street in the vicinity of Market Street and 1st Street. With commercial development, the city experienced a corresponding residential growth boom with early subdivisions located in close proximity to the central city. As the population grew, commercial and residential expansion occurred east of downtown with East Santa Clara Street the main transportation corridor. By 1915, stores, service stations, churches, and schools lined East Santa Clara Street between 4th and 7th streets along with residential development off of East Santa Clara Street continuing through the 1950s.¹

As a major thoroughfare, several automotive-related businesses located along East Santa Clara Street from 1915 to 1950 including an auto service parts center and warehouse, tire and break service building, and an auto painting facility. Following this trend, the Standard Oil Company built the gas station at 147 East Santa Clara Street in 1969 on a parcel previously used as a gas and oil storage yard for an auto dealership. The company hired contractors R.W. Johnston and Son of Oakland to build the service station for \$30,000. It remained a Standard Oil Company station until about 1983 when Chevron took ownership. Chevron replaced the gas pumps in 1994 and sold the property to the current owner, George F. Saunders Enterprise Inc. in 2004. G.F. Saunders Enterprise Inc. converted two of the original three service bays into additional store space in 2012 and continue to operate the business as a Chevron Station.²

Evaluation

The property at 147 E Santa Clara Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property is not associated with the initial early commercial and development of East Santa Clara Street, rather, the construction of this gas station in 1969 was a continuation the pattern of development that had been ongoing for decades. It is not, therefore, important within the context of commercial and development of East Santa Clara Street. Under NRHP Criterion B or CRHR Criterion 2, this property is not important for associations with persons who made important contributions to history. Research did not reveal that any of the individuals related to the development, ownership and use of this property made demonstrably important contributions to history at the local, state, or national level.

The building is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The Commercial Modern-style was popular in commercial buildings after World War II and is characterized by a lack of ornamentation, flat or low-pitched roofs, extensive use of glass, steel and aluminum, and horizontal massing. This building at 147 East Santa Clara Street has some modest Commercial Modern-style features such as horizontality, extensive use of glass, large free standing advertising signs along the road, and brick exterior cladding, but generally lacks architectural

¹ Eugene T. Sawyer, *History of Santa Clara County, California*, (Los Angeles, California: Historic Record Company, 1922), 147-148; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Co., 1891-1915); Thompson & West, *Historical Atlas Map of Santa Clara County* (San Francisco: Thompson & West, 1876).

² Sanborn Map Company, *San Jose, California*, 1915-1950, 62; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; San Jose Building Department, "Application for Building Permit," Permit No. 40662, October 19, 1983; R.L. Polk, *San Jose City Directory* (San Francisco: R.L. Polk Company, 1975), 620; San Jose Building Department, "Application for Building Permit," Permit No. 627022, August 10, 1969; San Jose Building Department, "Application for Building Permit," Permit No. 94-36006, May 5, 1994; San Jose Building Department, "Application for Building, Plumbing, Mechanical, Electrical Permit," Permit No. 2012-007252-CI, March 9, 2012.

distinction and is not an important example of the style. The designer of this building is unknown, but it is modest and typical of the style and does not represent the work of a master architect.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the conversion of two original auto service bays into retail space has diminished the integrity of design, workmanship, materials, feeling and association.

Photographs (continued):



Photograph 2: One of two identical gas station islands, camera facing north, December 5, 2013.

³ PAST Consultants, LLC, *San Jose Modernism Historic Context Statement* (Petaluma, CA: PAST Consultants, 2009), 78.
DPR 523L (1/95)

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

Primary # _____
HRI # _____
Trinominal _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name or # (Assigned by recorder) Map Reference # E-02

P1. Other Identifier: 2 N. 2nd Street, 75 E. Santa Clara Street

*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 West Date 1961 (photorevised 1980) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 2 N. 2nd Street, 75 E. Santa Clara Street City San Jose Zip 95113

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 467-21-040

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

The 14-story office building at 2 North 2nd Street is located in the downtown commercial core of San Jose. The rectangular building consists of offices in the upper thirteen floors and retail business along the west, south, and part of the east sides of the ground floor. The top floor is capped by a mansard parapet and a wide cornice that projects slightly (**Photograph 1**). The basement level, accessed on the north and east sides from a basement-level plaza, also has office space. The upper twelve floors consist of repeating rows of windows set in recessed arched concrete openings. This upper element of the building project slightly outward over the recessed first and second floors with the two elements joined by curved concrete buttresses. Between the buttresses are concrete balconies with steel railings accessed by doors set in arched openings (**Photograph 2**). The first floor retail shops have glass doors and full-height display windows. Entrance to the building from the south side is via a revolving door with a projecting steel-clad awning (**Photograph 3**). (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP7—3+ story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northeast, December 5, 2013**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1972; Adamson, A Better Way to Build

*P7. Owner and Address:
Legacy Partners 1 SJ N 2nd LLC
4000 E. 3rd Avenue #600
Foster City, CA 94404

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 5, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: Corporate Modern with elements of Brutalism

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1972

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

*B8. Related Features: _____

B9. Architect: Allen M. Walter b. Builder: Charles Pankow Inc.

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 2 North 2nd Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development or urban renewal at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

Historic Context

This 14-story office building at 2 North 2nd Street was constructed in 1972 in downtown San Jose as part of a larger effort of urban renewal, a movement that swept major cities throughout the United States in the 1960s and 1970s and attempted to attract economically viable businesses into the downtown neighborhoods. The urban renewal movement in San Jose—as with other major cities—was a reaction to the success of post-World War II suburban sprawl, during which numerous housing tracts were developed in the outskirts of the city, often in areas that had not yet been annexed into the corporate boundaries. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



P3a. Description (continued):

A ground-level walkway bridge spans the open basement-level plaza on the north side, leading to a glass-door entrance (**Photograph 4**). Below this walkway is an enclosed glass walkway that appears to join the basement-level with a parking garage to the north. Concrete staircases on the north, east, and south sides of the building lead to the basement-level plaza, which is accessed by simple glass doors (**Photograph 5**).

B10. Significance (continued):

At the same time, retail and office businesses were relocating to be closer to the growing suburban population. Commercial corridors, such as Alum Rock Avenue and Stevens Creek Boulevard, extended farther away from the city core while freeways were built or expanded around the city to provide convenient access to newly developed shopping centers and malls.

As a result, San Jose's city center, like many other downtown areas in American cities, began to decline. Downtown businesses and property owners in San Jose fought this trend and organized to promote downtown businesses by lobbying for urban renewal through organizations such as "Forward San Jose," formed in 1957, which actively solicited developers and retail businesses to locate in the downtown area. The city promoted numerous projects to revitalize the downtown and bring in new businesses over the next decades as the "urban renewal" movement swept cities throughout California and the nation, bringing with it the widespread demolition of older, so called "blighted," residential and commercial urban areas. This demolition was intended to clear the way for new construction that was anticipated to revitalize cities. These types of changes were not unique to San Jose; virtually all American cities underwent a similar movement, designed to invigorate their downtown centers. The San Jose City Council responded to the calls for urban renewal with a 1961 plan designed to benefit the area and to reverse previous downtown development practices. The new plan was based on steps laid out by the Federal Government which promised to subsidize most of the cost, although private interests and state and local governments also took part in the planning. By 1967, progress on the redevelopment project was clear, and additional plans were initiated for the expansion of the San Jose State College campus and the construction of a new library and theater, as well as parking garages, a new city hall, and improved freeways.¹

Charles Pankow, Inc., built the office tower at 2 N. 2nd Street in 1970-71 as part of the San Jose urban renewal effort, designing it for the Pacific Telephone & Telegraph Company (PT&T), which leased the building from Charles Pankow Inc. The office tower proved successful, and PT&T asked Charles Pankow Inc. to construct a second tower. In 1973, a nearly identical tower was opened at 4 N. 2nd Street with a parking garage on the property to the east. Initially, PT&T was the only occupant of the building, with offices in the lower eleven floors and administrative offices on the top floor. The company's engineering division was located in the newer building at 4 N. 2nd Street. By 1975, several law firms, some accounting companies and a trucking company occupied offices from the 11th to 14th floors of the 2 N. 2nd Street tower, while a travel agency occupied at least part of the second floor. The trend continued through the end of the decade, as turnover was high among the offices not occupied by PT&T. Since the late 1970s, when PT&T vacated the building, the building has been occupied by a variety of tenants.²

The building was built and first owned by Charles Pankow Inc., a general contractor that used the property to jumpstart a new speculative branch of its business by being both owner and contractor. Charles Pankow founded the company in 1963 after gaining extensive experience working in Southern California for Kiewit. Since its inception, Charles Pankow Inc. focused its efforts on design-build projects that provided it with extensive control over the management and costs of each project. The design-build method was less popular in the post-war years than the design-bid-build approach, under which a

¹ Forward San Jose, Inc., The Downtown Association, "Progress 1958," (1958), Clippings Files, California Room, San Jose Public Library; PAST Consultants, LLC, "San Jose Modernism Historic Context Statement," prepared for Preservation Action Council of San Jose, June 2009, 35-38; "The Various Steps Ahead Necessary for Urban Renewal Plans," *San Jose Mercury News*, 6 August 1961, 1; John Spalding "Dollars to Pour into 'New Downtown,'" *San Jose Mercury News*, 30 June 1967, 1.

² R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1972, 1975, 1979); Michael R. Adamson, *A Better Way to Build: A History of the Pankow Companies* (West Lafayette, IN: Purdue University Press, 2013), 190-191.

property owner contracted separately with architects, engineers, and construction contractors, who often did not communicate with each other during the design and planning phases. In Pankow's opinion, this approach led to unnecessary project overruns. To correct this, he created his company around the design-build approach, under which a project had one primary contract between the owner and general contractor. The architect, engineers, and construction crews were subcontracted through the general contractor, who could then expertly manage the entire process. If this worked properly, all the subcontractors could effectively communicate with each other during the planning phases, making appropriate changes before costs ran over. This approach was successful for Charles Pankow Inc. and helped the company launch a second office in Hawaii.³

However, by the end of the 1960s, the commercial building boom of the previous decades came to halt, forcing the company to branch out into other methods of developing buildings. Despite the building slowdown, a demand remained for new office space. Charles Pankow's solution was to take on the duties of owner as well as builder, freeing the company of dealing with hesitant property owners. This apparently occurred when the company was approached by PT&T, which wanted out of its existing lease. Charles Pankow Inc. hired architect Allan M. Walter & Associates and structural engineer Richard R. Bradshaw for this project, construction was started in March 1970, and the 14-story office tower in downtown San Jose opened January 1, 1972. This approach proved successful for Charles Pankow Inc., which used it for about a dozen other projects throughout the 1970s and early 1980s. When building projects picked back up in the 1980s, the company ended its brief history of speculative development projects.⁴

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 2 N. 2nd Street does not appear to have important associations with significant events in local, state, or national history. The building was developed in the early 1970s near the end of San Jose's urban renewal era, during which several successful commercial and office projects were completed. This office tower was not among the earliest nor most important projects within this movement, and therefore is not historically significant for its associations with urban renewal. Likewise, the companies that occupied the building, including its initial tenant PT&T and the various law firms and accounting companies that later occupied it, did not make significant contributions to their respective industries while they occupied the building.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals directly associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 2 N. 2nd Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it an important work of a master architect; it is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. The building is a modestly designed example of Corporate Modern architecture with Brutalist influences. Corporate Modern architecture fits within the broader Modernism movement of the twentieth century which encompassed all aspects of art. In architecture, Modernism emerged as the International Style in Europe in the early twentieth century. Eschewing the popular ornamental elements of early architectural styles, the International Style espoused a minimalist approach in which the form of a building aided in the efficient functioning of it. By the post-war years, these tenets were applied to high-rise commercial office towers in major cities throughout the United States by well known architects, such as Mies van der Rohe, Philip Johnson, and the architectural firm of Skidmore Owings and Merrill. These buildings often featured glass curtain walls on steel structures with few architectural embellishments. As the popularity of these designs peaked, several architects were experimenting with different approaches to Modernism. Among them was Brutalism, a style that started in England during the 1950s and promoted similar principles as International Style architects. Specifically, the goal of Brutalism was to strip all elements of traditional architectural ornament, leaving the basic building materials. This evolved into a style characterized by the overwhelming use of unadorned concrete, block massing, and small, often recessed

³ Adamson, *A Better Way to Build: A History of the Pankow Companies*, 1-8.

⁴ Adamson, *A Better Way to Build: A History of the Pankow Companies*, 189-203; Dennis McLellan, "Charles Pankow, 83; Founded Firm That Built MTA Complex," *Los Angeles Times*, 19 January 2004.

openings. The building at 2 N. 2nd Street contains some of the elements of both Corporate Modernism and Brutalism, but is not a good example or important within either architectural movement. The building is also not the work of a master architect. Architect Allan M. Walter appears to have begun his career in the Santa Clara Valley in the 1950s, working on a number of local projects that were small to moderate in scale. His company worked on a variety of projects, including commercial, religious, and civic buildings, but specialized in educational projects. Despite being a successful local architect, he does not appear to have risen to the level of master architect as defined by these criteria. The property is also not an important example of a design-build or speculative development project. While it was financially successful for Charles Pankow Inc., research does not indicate that the company used an innovative business approach, nor did the project prove important within the industry.⁵

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. While the building lacks historical significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it does retain integrity to its date of construction.

⁵ PAST Consultants, LLC, "San Jose Modernism Historic Context Statement," 79-80, 85-86, 111-112; Carole Rifkind, *A Field Guide to Contemporary American Architecture*, (New York: Penguin Putnam, 2001), 283-284; Leland M. Roth, *A Concise History of American Architecture*, (New York: Harper & Row, 1980), 362; Aedis website, "About Us: History," Available at <http://www.aedisgroup.com/history.html>, Accessed December 13, 2013.

Photographs (continued):



Photograph 2: Southeast corner of 2 N. 2nd Street, camera facing northwest, December 5, 2013.



Photograph 3: Main entrance on south side, camera facing northwest, December 5, 2013.

Photographs (continued):



Photograph 4: North entrance, camera facing southeast, December 5, 2013.



Photograph 5: Basement plaza on east side, camera facing south, December 5, 2013.

P1. Other Identifier: 19 North Market Street

*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 West San Jose Date 1961 (photorevised 1980) T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address 19 North Market Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number 259-34-043

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

This commercial building at 19 North Market Street is located on in downtown San Jose (**Photograph 1**). The facade has a stepped pediment with a raised band across the top. Pilasters are located on either side of the storefront which is covered in stucco within a brick veneer around the doors and windows in the lower portion of the facade. The metal frame and canvas awning has a projecting arch at the center above the door. A lighted sign projects from the wall above the awning at a right angle to the building. Two fixed windows with window boxes are symmetrically placed either side of the slightly recessed double wood frame glass doors. A fenced outdoor dining area is located in front of the building.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #): Photograph 1. Camera facing southwest, March 26, 2014

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1900-1915; San Jose City Building Permits, Sanborn Maps

*P7. Owner and Address:
Besson Family LP II LP
GS Management Co.
5674 Sonoma Dr.
Pleasanton, CA 94566

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe): Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Janko's Cigars

B2. Common Name: Louisiana Bistro

B3. Original Use: commercial B4. Present Use: commercial/restaurant

*B5. Architectural Style: One-Part Commercial Block

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed between 1900 and 1915, addition added in 1939, partition removed in 1959, façade alteration in 1988, seismic retrofit in 1993

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 19 N. Market Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Clyde Arbuckle, *History of San Jose*; Eugene Taylor Sawyer, *History of Santa Clara County, California*; Sanborn Map Company, *San Jose*, (various years); San Jose City Directories 1927-1980; City of San Jose, Building Permits; Clippings File, California Room, San Jose Public Library. See also footnotes.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The settlers of San Jose hired Chester Lyman in 1848 to create a detailed survey of the community and establish a familiar grid of streets and blocks. Lyman's survey established the core of San Jose from the Plaza to 8th Street centered on Santa Clara Street and extending north and south. The resulting lots sold to settlers and speculators who established a commercial district centered on the intersection of Market Street and Santa Clara Street. City services, such as water, were established in the area and as San Jose became a mercantile center for the Santa Clara Valley the commercial district expanded east and west along Santa Clara Street. Towards the end of the nineteenth century new construction replaced the adobe pioneer architecture with more substantial brick buildings that varied in height from one to five stores and were designed or constructed in architecture styles such as Italianate, Richardson Romanesque and Classical Revival.¹ By 1915, the core blocks of San Jose's downtown were packed with stores, offices, entertainment and municipal buildings catering to residents and workers, many of whom lived in the early residential subdivisions that flanked the downtown core. By the mid-1950s commercial growth outside the city center seriously competed with the established businesses downtown by drawing customers away from the urban center of San Jose with such conveniences as free parking adjacent to the stores. San Jose's city center, like many other downtown areas in American cities, began to decline as suburban development increased. Downtown businesses and property owners in San Jose fought this decline and organized to promote downtown and lobby for urban renewal. The result was the demolition of older buildings and the modernizing of others.²

The building at 19 North Market Street was constructed in the between 1900 and 1915 and was originally operated as a saloon with a bocce ball court in the rear. Prohibition ended the saloon operations and Janko Chargin used the building as a cigar shop through the prohibition era. Nicholas Mlinarich joined him in 1926 and operated a barber shop in part of the building separated from the cigar shop by a frame partition. Shortly after prohibition ended, Chargin remodeled the building and opened Chargin Liquors. The building's owner, N.A. Pallerano, constructed an addition on the rear of the building in 1939 and the liquor store operated through 1951. The business became Janko's Tavern in the early 1950s and barber Mlinarich vacated in 1955. The Chargins appear to have ended their association with the building in the mid 1960s and were followed by several short term restaurants, including The Reef, Seven Sails, The Main Sail, Rue de Paris and the current 19 Market. The building received a series of façade changes in 1988 and a seismic retrofit in 1993.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 19 N. Market Street does not appear to have important associations with significant events in local, state, or national history. Built between 1900 and 1915, the building was built during an era of growth in downtown San Jose as one of many small commercial buildings in the downtown core in the early twentieth century. This building, therefore, is not historically significant within the context of commercial development in downtown San Jose.

The property is also not important for associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the owners or occupants of this building individuals

¹ Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, 11; Dill Design Group, "Historic Resources Survey, Downtown San Jose," January 2002, 24; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1884), 189; Eugene Taylor Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 172; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith and McKay, 1985), 59.

² Sanborn Map Company, *San Jose, California*, 1915, Sheet 83; Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area ...", 16; Forward San Jose, Inc., The Downtown Association, "Progress 1958," Clippings File, California Room, San Jose Public Library.

³ R.L. Polk & Company, *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1952-1964); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1951; City of San Jose, Building Permit Index, 1895-1900; City of San Jose, Building Permit #73084, #3082, #7511, 19 North Market Street.

associated with the development or use of the property such as the Janko Chargin or N.A. Palleran made demonstrably important contributions to history at the local, state, or national level.

The building at 19 North Market Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it a work of a master architect (NRHP Criterion C or CRHR Criterion 3). It is a One-Part Commercial Block style building, a style that became popular in the late nineteenth century and continued to be popular until World War II. The style is characterized by single-story boxy massing, flat roof, plate glass façade fronting directly onto a sidewalk, a large wall area between the windows and cornice for lettering, and a parapet.⁴ While many nineteenth century examples of this style exhibit Victoria-era decorations, by the early twentieth century, these architectural flourishes dissipate and this style takes on a more simple, reserved, and unpretentious appearance. The building at 19 North Market is an unremarkable example of the style that lacks architectural distinction. It is also not the work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the new windows, application of stucco on the facade and addition on the rear have compromised the building's integrity of design, materials, workmanship, feeling and association.

⁴ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 54-65.
DPR 523L (1/95)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # E-04

P1. Other Identifier: 15 North Market Street

*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 West San Jose Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 15 North Market Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number 259-34-044

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

This commercial building at 15 North Market Street is located on a small lot in downtown San Jose (**Photograph 1**). The narrow, rectangular building has a flat roof and stucco clad façade that rises to create a false front with raised bands at the top of the entablature. The frame around the windows and entrance steps back in three tiers, with a shallow arch incised over the front door. This entrance consists of a paneled wood door recessed at an angle. Fixed windows with false muntins flank the angled entry way. A metal framed canvas awning shelters the windows and door, and also features a projecting arch in the center. A band of brick trim runs along the bottom of the wall.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, March 26, 2014**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1927, Building Permits

*P7. Owner and Address:
Silvia and John Schroeder/ Tiep Nguyen
15 North Market St.
San Jose, CA 95113

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Leonetti Shoe Repair, Wikstrom Shooting Gallery

B2. Common Name: Law Office

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: One-Part Commercial Block

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1927; exterior façade alterations at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property was previously surveyed in 1991 by Glory Anne Laffey of Archives & Architecture who concluded that it did not appear eligible for listing in the NRHP. Because of the length of time that has passed and revisions to the evaluation guidelines since 1991, this property is being re-recorded and re-evaluated on this form. The present study finds that the property at 15 North Market Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Clyde Arbuckle, *History of San Jose*. Eugene Taylor Sawyer, *History of Santa Clara County, California*; Sanborn Map Company, *San Jose*, 1884, 1891, 1915; San Jose City Directories 1927-1980; City of San Jose, Building Permits.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The settlers of San Jose hired Chester Lyman in 1848 to create a detailed survey of the community and establish a familiar grid of streets and blocks. Lyman's survey established the core of San Jose from the Plaza to 8th Street centered on Santa Clara Street and extending north and south. The resulting lots sold to settlers and speculators who established a commercial district centered on the intersection of Market Street and Santa Clara Street. City services, such as water, were established in the area and as San Jose became a mercantile center for the Santa Clara Valley the commercial district expanded east and west along Santa Clara Street. Towards the end of the nineteenth century new construction replaced the adobe pioneer architecture with more substantial brick buildings that varied in height from one to five stores and were designed or constructed in architecture styles such as Italianate, Richardson Romanesque and Classical Revival.¹ By 1915, the core blocks of San Jose's downtown were packed with stores, offices, entertainment and municipal buildings catering to residents and workers, many of whom lived in the early residential subdivisions that flanked the downtown core. By the mid-1950s commercial growth outside the city center seriously competed with the established businesses downtown by drawing customers away from the urban center of San Jose with such conveniences as free parking adjacent to the stores. San Jose's city center, like many other downtown areas in American cities, began to decline as suburban development increased. Downtown businesses and property owners in San Jose fought this decline and organized to promote downtown and lobby for urban renewal. The result was the demolition of older buildings and the modernizing of others.²

The building at 15 North Market Street was constructed in 1927 for owners John A. McKean and N.V. McKean on the site of a previous building. John McKean operated the new building as a restaurant for a year before Joseph Leonetti took over for his shoe repair business which he operated until 1935. The building was vacant between 1935 and 1938 when it became a shooting gallery operated first by W. E. Larson and then by L.D. Wikstrom. The building then served as the loan office for Pacific Finance from 1947 through 1975. Short-lived commercial enterprises occupied the building through the 1970s including a Professional Golf Shop and the Advocate Journal Newspaper. The building was converted back to offices and has housed several law firms since the early 1980s. Current occupants include attorneys Tiep D. Nguyen, Nita J. Itchhaporia, and John P. Hayes.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 15 North Market Street does not appear to have important associations with significant events in local, state, or national history. Built in 1927, the building was built during an era of growth in downtown San Jose as one of many small commercial buildings in the downtown core in the early twentieth century. This building, therefore, is not historically significant within the context of commercial development in downtown San Jose.

The property is also not important for associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the owners or occupants of this building made demonstrably important contributions to history at the local, state, or national level.

¹ Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, 11; Dill Design Group, "Historic Resources Survey, Downtown San Jose," January 2002, 24; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1884), 189; Eugene Taylor Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 172; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith and McKay, 1985), 59.

² Sanborn Map Company, *San Jose, California*, 1915, Sheet 83; Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area ...", 16; Forward San Jose, Inc., The Downtown Association, "Progress 1958," Clippings File, California Room, San Jose Public Library.

³ City of San Jose, Building Department, Building Permits No. 556, No. 4800 (January 21, 1948), No. 15872 (October 27, 1952); R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1927-1980).

The building at 15 North Market Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it a work of a master architect (NRHP Criterion C or CRHR Criterion 3). It is a One-Part Commercial Block style building, a style that became popular in the late nineteenth century and continued to be popular until World War II. The style is characterized by single-story boxy massing, flat roof, plate glass façade fronting directly onto a sidewalk, a large wall area between the windows and cornice for lettering, and a parapet.⁴ While many nineteenth century examples of this style exhibit Victoria-era decorations, by the early twentieth century, these architectural flourishes dissipate and this style takes on a more simple, reserved, and unpretentious appearance. The building at 15 North Market is an unremarkable example of the style that lacks architectural distinction. It is also not the work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the changes to the facade including new windows, new front door, recessed entryway, and application of stucco have compromised the building's integrity of design, materials, workmanship, feeling and association.

⁴ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 54-65.
DPR 523L (1/95)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # E-05

P1. Other Identifier: 9-11 North Market Street

*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 West San Jose Date 1961 (photorevised 1980) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 9-11 North Market Street City San Jose Zip 95113

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-34-045

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

The one-story, 1,584 square foot commercial building is on a small lot in downtown San Jose (**Photograph 1**). It has a flat roof hidden behind a short parapet with a simple cornice. The façade consists of a centered recessed entryway with a pair of metal frame glass doors flanked by large display windows above a marbled tile skirt. Above is a small shed roof awning projection with tile cladding supported by pilasters with simple brackets at each end. The remainder of the façade is covered with stucco. A circular projecting sign is attached high on the wall.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #): **Photograph 1**. Camera facing southwest, March 26, 2014

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1946, County Assessor Record

*P7. Owner and Address:
Chang Teal Yat Lee
20670 Green Leaf Ct.
Cupertino, CA 95014

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe): Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Miller's Men's Store

B2. Common Name: China Wok

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: One-Part Commercial Block

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1946; façade alterations in 2003

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Paul Parker

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property was previously surveyed in 1991 by Glory Anne Laffey of Archives & Architecture who concluded that it did not appear eligible for listing in the NRHP. Because of the length of time that has passed and revisions to the evaluation guidelines since 1991, this property is being re-recorded and re-evaluated on this form. The present study finds that the property at 15 North Market Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Clyde Arbuckle, *History of San Jose*; Eugene Taylor Sawyer, *History of Santa Clara County, California*; Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment" and "Historic Resources Survey, Downtown San Jose"; Sanborn Maps (various years); San Jose City Directories 1946-1965; City of San Jose, Building Permits.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The settlers of San Jose hired Chester Lyman in 1848 to create a detailed survey of the community and establish a familiar grid of streets and blocks. Lyman's survey established the core of San Jose from the Plaza to 8th Street centered on Santa Clara Street and extending north and south. The resulting lots sold to settlers and speculators who established a commercial district centered on the intersection of Market Street and Santa Clara Street. City services, such as water, were established in the area and as San Jose became a mercantile center for the Santa Clara Valley the commercial district expanded east and west along Santa Clara Street. Towards the end of the nineteenth century new construction replaced the adobe pioneer architecture with more substantial brick buildings that varied in height from one to five stores and were designed or constructed in architecture styles such as Italianate, Richardson Romanesque and Classical Revival.¹ By 1915, the core blocks of San Jose's downtown were packed with stores, offices, entertainment and municipal buildings catering to residents and workers, many of whom lived in the early residential subdivisions that flanked the downtown core. By the mid-1950s commercial growth outside the city center seriously competed with the established businesses downtown by drawing customers away from the urban center of San Jose with such conveniences as free parking adjacent to the stores. San Jose's city center, like many other downtown areas in American cities, began to decline as suburban development increased. Downtown businesses and property owners in San Jose fought this decline and organized to promote downtown and lobby for urban renewal. The result was the demolition of older buildings and the modernizing of others.²

The building at 9-11 North Market Street was built in 1946. At the time S. Miller owned the property and two businesses moved into the building: Miller's Men's Clothing Store occupied the south half and a liquor store owned by Anthony Assimopoulos was in the north half. In 1960, E.B. Fisher's Watch Repair moved into the liquor store space. Both stores closed in 1965 and the building underwent extensive remodeling to serve as the office space for Crocker Citizens National Bank, which had its main office in the building just to the south. The building returned to commercial use in 1979 as Dandy Sam's Restaurant and several restaurants have operated in the building since that time. Major alterations to the façade in 2003 included construction of the tile shed roof, new windows and doors, and application of marble skirt.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 9-11 North Market Street does not appear to have important associations with significant events in local, state, or national history. Built in 1927, the building was built during an era of growth in downtown San Jose as one of many small commercial buildings in the downtown core in the early twentieth century. This building, therefore, is not historically significant within the context of commercial development in downtown San Jose.

The property is also not important for associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the owners or occupants of this building made demonstrably important contributions to history at the local, state, or national level.

¹ Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, 11; Dill Design Group, "Historic Resources Survey, Downtown San Jose," January 2002, 24; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1884), 189; Eugene Taylor Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 172; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith and McKay, 1985), 59.

² Sanborn Map Company, *San Jose, California*, 1915, Sheet 83; Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area ...", 16; Forward San Jose, Inc., The Downtown Association, "Progress 1958," Clippings File, California Room, San Jose Public Library.

³ Sanborn Map Company, *San Jose, California*, 1915, Sheet 83; City of San Jose, Building Department, Building Permit No. 1158, January 1, 1946; No. 46302, March 4, 1965; No. 2003-116315-000, July 14, 2003; R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1947, 1950, 1954, 1956, 1960, 1964, 1968, 1973, 1977, 1979).

The building at 9-11 North Market Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it a work of a master architect (NRHP Criterion C or CRHR Criterion 3). It is a One-Part Commercial Block style building, a style that became popular in the late nineteenth century and continued to be popular until World War II. The style is characterized by single-story boxy massing, flat roof, plate glass façade fronting directly onto a sidewalk, a large wall area between the windows and cornice for lettering, and a parapet.⁴ While many nineteenth century examples of this style exhibit Victoria-era decorations, by the early twentieth century, these architectural flourishes dissipate and this style takes on a more simple, reserved, and unpretentious appearance. The building at 9-11 North Market is an unremarkable example of the style that lacks architectural distinction. It is also not the work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the changes to the facade including construction of the tile shed roof, new windows and doors, and application stucco and a marble skirt below the windows have compromised the building's integrity of design, materials, workmanship, feeling and association.

⁴ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 54-65.
DPR 523L (1/95)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) Map Reference # E-06

P1. Other Identifier: 24 S. Autumn Street

*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 West Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 24 S. Autumn Street City San Jose Zip 95110

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-38-124

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

This 455-square-foot concrete block building at 24 South Autumn Street is a small concrete block building attached to a larger gable-roofed building that is located on a separate legal parcel 259-38-123. The small building functioned as an office for the larger building. It has a very low pitch wood shed roof, unadorned concrete-block walls, multi-pane fixed windows and a metal door (**Photograph 1**).

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing southeast, November 19, 2013.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1969, USGS Aerial Photographs

*P7. Owner and Address:
SJW Land Company
110 W. Taylor Street
San Jose, CA 95110-2131

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Gene Machine Shop and Ironworks

B2. Common Name: _____

B3. Original Use: office B4. Present Use: vacant

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1969

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

*B8. Related Features: Adjacent building (APN: 259-38-123)

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme _____ n/a Area _____ n/a

Period of Significance _____ n/a Property Type _____ n/a Applicable Criteria _____ n/a

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

The property at 24 South Autumn does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

In 2003, the large building (APN 259-38-123) was recorded and evaluated on a DPR 523 form for a previous iteration of this project. That previous evaluation, which did not document this concrete-block building, found APN 259-38-123 not eligible for listing in either the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), a finding concurred in by the California State Historic Preservation Officer (SHPO).

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was developed about 1969 as an office to the industrial building on the adjacent parcel to the south. It is located in an area known as Crandallville, an early residential neighborhood that developed after construction of the nearby Southern Pacific Railroad, (SPRR) in 1877. The area, located west of Los Gatos Creek and east of the train station, was named for the former property owner, O.L. Crandall. Following subdivision of Crandallville, settlers built house throughout the neighborhood. While the lots on some blocks were completely occupied, block on the east side of Autumn Street bounded by Los Gatos Creek on the east and containing the study parcel still had several vacant lots into the 1920s.¹

By the 1930s, many dwellings in the neighborhood were demolished or moved and replaced by commercial and industrial buildings. About 1932, P.P. Garbarino constructed the large gable roof building currently attached to the study property as a machine shop. The shop replaced a duplex that had existed on the parcel. In 1960, the business was renamed Gene Machine Shop and Ironworks, and about 1969, Garbarino built the concrete-block office building recorded on this form. The building fronted the street and was attached to the north wall of the machine shop on a separate legal parcel. In 1998, SJW Land Company purchased the property. SJW Land Company is a real estate subsidiary of SJW Corp., the parent company of San Jose Water Company, which supplies water to metropolitan San Jose. While the two buildings served as an auto shop in the early 2000s, both currently appear to be vacant.²

Evaluation

The property at 24 South Autumn Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This building was built in about 1969, well after the initial settlement of Crandallville and decades after its transition into a commercial and industrial area. The property is part of the general commercial and industrial growth of San Jose and of this area, but it is not important within that context. Furthermore, Garbarino's machine shop business was a typical business and did not make important contributions to the machine shop industry. The property, therefore, does not represent an important trend or event within this context, but rather is among numerous similar industrial and commercial buildings constructed during this period.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development and use of this property, including the P.P. Garbarino, made demonstrably important contributions to history at the local, state, or national level.

The building at 24 South Autumn Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. This utilitarian building reflects an emphasis on function and economy over architectural style. It was built using a common design and materials for the type, such as the exposed concrete blocks, shed roof, and simple doors and windows. The building is not the work of a master architect and does not possess high artistic value

The building represents common construction techniques and practices that have been well researched and studied and has not yielded, nor will likely yield, important information for history (NRHP Criterion D or CRHR Criterion 4). While the building lacks architectural and historical significance, and does not meet the criteria necessary for listing in either the NRHP or CRHR, it does appear to retain integrity to its original date of construction.

¹ Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 18; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932).

² R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1954, 1955, 1956, 1960, 1964, 1969, 1975); "SJW Corporation," *The New York Times* Business Day webpage, Available at <http://topics.nytimes.com/top/news/business/companies/sjw-corporation/>, Accessed December 17, 2013.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # E-07

P1. Other Identifier: 50-52 S. Autumn Street

*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 West Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 50-52 S. Autumn City San Jose Zip 95110

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-38-119

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

The property at 50-52 South Autumn Street is a one-story concrete block building with a rectangular plan and flat roof (**Photograph 1**). The façade of the north half is clad with stucco. The only openings are along the façade and consist of two large roll-up overhead doors at each end; a metal personnel door; a full glass personnel door and two fixed pane windows covered with security bars. Both of the personnel doors are covered with fabric awnings.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northeast, December 4, 2013.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1960, San Jose Building Permits

*P7. Owner and Address:
Ada A. Vitale
PO Box 628
Nisswa, MN 56468-0628

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 4, 2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Joseph's Les Garage, Ted Mogue Service

B2. Common Name: Clackfit, Upholstery Specialists

B3. Original Use: automotive and light industrial B4. Present Use: commercial

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) South half (52 S. Autumn) constructed in 1960, north half (50 S. Autumn) constructed in 1962

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Lew Jones Construction

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 50-52 South Autumn does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was developed about 1969 as an office to the industrial building on the adjacent parcel to the south. It is located in an area known as Crandallville, an early residential neighborhood that developed after construction of the nearby Southern Pacific Railroad, (SPRR) in 1877. The area, located west of Los Gatos Creek and east of the train station, was named for the former property owner, O.L. Crandall. Following subdivision of Crandallville, settlers built house throughout the neighborhood. While the lots on some blocks were completely occupied, block on the east side of Autumn Street bounded by Los Gatos Creek on the east and containing the study parcel still had several vacant lots into the 1920s.¹

By the mid-twentieth century, many dwellings in the neighborhood were demolished or moved and replaced by commercial and industrial buildings. In 1960, Chase Lumber Company hired Lew Jones Construction Company to construct an auto garage which currently forms the southern half of the building (52 S. Autumn). Two years later, property owner George Vitale had the northern portion of the building constructed for light industrial use (50 S. Autumn). Both sections of the building housed automotive service businesses by 1964: Joseph's Les [sic] Garage in the northern half and Ted Mogue Service auto parts in the southern half. Similar uses continued at these addresses until recently when a fitness center opened in the northern half.²

Evaluation

The property at 50-52 South Autumn Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This property was developed in 1960 and 1962 well after the initial settlement of Crandallville and decades after it transitioned into a commercial and industrial area. The property is part of the general commercial and industrial growth of San Jose and of this area, but it is not important within that context. Furthermore, the tenant businesses have not made important contributions to respective fields. The property, therefore, does not represent an important trend or event within this context, but rather is among numerous similar industrial and commercial buildings constructed during this period.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development and use of this property, including the long term owner George Vitale, made demonstrably important contributions to history at the local, state, or national level.

The property at 50-52 South Autumn Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. The utilitarian building reflects an emphasis on function and economy over architectural style. It was built using a common design and materials for the type, such as the exposed concrete block construction and a flat roof. This building also is not the work of a master architect and does not possess high artistic value

The building represents common construction techniques and practices that have been well researched and studied and has not yielded, nor will likely yield, important information for history (NRHP Criterion D or CRHR Criterion 4). While the building lacks architectural and historical significance, and does not meet the criteria necessary for listing in either the NRHP or CRHR, it does appear to retain integrity to its original date of construction.

¹ Basin Research Associates, "Historic Properties Report, Vasona Corridor Light Rail Project," prepared for Federal Transit Authority and Santa Clara Valley Transportation Authority, June 1999, 18; Fairchild Aerial Surveys, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932).

² R.L. Polk & Co., *Polk's San Jose City and Suburban Directory* (San Francisco, CA: R.L. Polk & Co., 1960, 1964), 917; City of San Jose, Building Department, Building Permit No. 33581, June 13, 1960; Building Permit No. 40159, October 30, 1962; Building Permit No. 05-033819, July 13, 2005.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # E-26

P1. Other Identifier: 60 North 3rd Street

*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) T: _____; R: _____; _____ ¼ of Sec: _____; M.D.B.M.

c. Address: 60 N. 3rd Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-20-080

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

This 10-story, 216 unit residential tower at 60 North 3rd Street, known as Town Park Towers, is located in downtown San Jose (**Photographs 1 and 2**). It has a flat roof and a rectangular plan oriented north-south along 3rd Street. The building's facade and rear are nearly identical with columns of stacked, projecting arch-shaped balconies that are anchored to projecting vertical concrete columns (**Photograph 3**). Each balcony has a metal balustrade and floor to ceiling sliding doors and windows. The north and south sides of the building have partially enclosed external stairwells providing access to each floor. Centrally located on the façade is a recessed main entrance with a pair of automatic sliding glass doors and picture windows all in aluminum frames (**Photograph 4**). The remainder of the first story features narrow, vertically oriented windows and horizontal sliding windows, all in aluminum frames. At least four additional entries are located on the first floor rear of the building as well as different combinations of aluminum framed windows.

*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.)

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing west, January 14, 2015

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1971-1973, San Jose Mercury News

*P7. Owner and Address:
Town Park Towers Inc. /
Northern California Presbyterian
Home & Services
1525 Post Street
San Francisco, CA 94109-6567

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 14, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Town Park Towers

B2. Common Name: Town Park Towers

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) Built between 1971 and 1973.

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

*B8. Related Features: _____

B9. Architect: Goodwin B. Steinberg Associates b. Builder: E.A. Hathaway and Co.

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 60 North 2nd Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with the redevelopment of downtown San Jose at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction nor is it the work of a master designer (NRHP Criterion C or CRHR Criterion 3). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

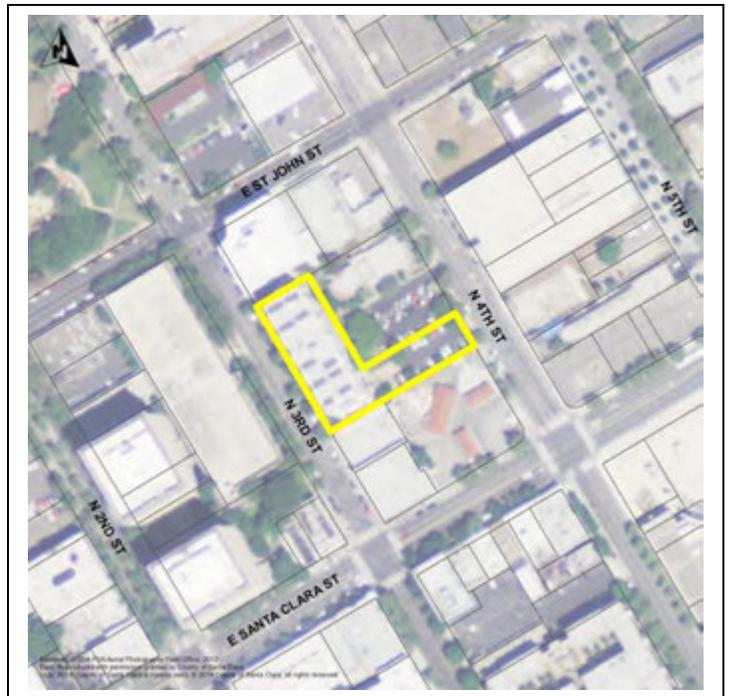
*B12. References: Santa Clara County Assessor; *San Jose Mercury News*; San Jose City Building Permits; Goodwin B. Steinberg, *From the Ground Up*. Bob Johnson, *San Jose*; *PAST Consultants, LLC*, "San Jose Modernism"; See also footnotes.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: January 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This 10-story apartment building at 60 North 3rd Street was constructed between 1971 and 1973 in downtown San Jose as part of a larger effort of downtown redevelopment and urban renewal, a movement embraced by major cities throughout the United States in the 1960s and 1970s that sought to eliminate so-called “urban blight” and attract what were considered by city leaders to be socially and economically preferable businesses and residents back to downtown areas. The urban renewal was a reaction to the post-World War II suburban sprawl that attracted wealthy and middle-class mostly white residents and businesses that catered to them to areas outside the urban core. In San Jose commercial corridors such as Alum Rock Avenue and Stevens Creek Boulevard developed far from the city core while freeways were built or expanded around the city to provide convenient access to newly developed shopping centers and malls. Residential suburbs with single family housing and multi-family housing also were built in these newly developed areas.

As a result of suburbanization, San Jose’s city center, like many other downtown areas in American cities, began to decline. Downtown businesses and property owners fought this trend by organizing such associations as “Forward San Jose,” which formed in 1957 to lobby for urban renewal, promote new downtown development, and entice businesses into downtown. San Jose undertook numerous revitalization projects in the 1960s and 1970s that began with widespread demolition of older, so called “blighted,” residential and commercial districts to clear the way for new construction. These types of changes were not unique to San Jose; virtually all American cities followed a similar course. The San Jose City Council reacted to calls for urban renewal with a 1961 revitalization plan based on steps laid out by the federal government and included federal funding. By 1967, the redevelopment project was progressing and additional plans were initiated for the expansion of the San Jose State College campus and the construction of a new library and theater, as well as parking garages, a new city hall, and improved freeways.¹

This 216-unit senior citizen apartment building at 60 North 3rd Street was built between 1971 and 1973 on the site of the First Presbyterian Church of San Jose, constructed in 1908 and condemned in 1968. The First Presbyterian Church financed the new \$3.5 million high-rise with assistance from the US Department of Housing and Urban Development. The building was built to provide housing for low income seniors regardless of religious orientation. Ground was broken on the project in 1971 and when it was completed in two years later, the tower had 72 one-bedroom and 144 studio apartments, a multi-purpose dining room providing one meal a day, laundry facilities, communal lounges, and hobby rooms.²

Evaluation

This property does not have important associations with historic events or trends that made significant contributions to the broad patterns of our history, and is therefore not significant under NRHP Criterion A or CRHR Criterion 1. In the 1960s and 1970s, downtown San Jose underwent a period of urban renewal in an effort to revitalize the central city following the exodus of businesses and residents for the suburbs after World War II. The building was developed in the early 1970s well after the commencement of San Jose’s urban renewal era, during which several successful commercial and residential projects were completed. This residential tower was not among the earliest nor most important projects within this movement, and does not possess historical significance for its associations with urban renewal.

¹ Forward San Jose, Inc., The Downtown Association, “Progress 1958,” (1958), Clippings Files, California Room, San Jose Public Library; PAST Consultants, LLC, “San Jose Modernism Historic Context Statement,” prepared for Preservation Action Council of San Jose, June 2009, 35-38; “The Various Steps Ahead Necessary for Urban Renewal Plans,” *San Jose Mercury News*, 6 August 1961, 1; John Spalding “Dollars to Pour into ‘New Downtown,’” *San Jose Mercury News*, 30 June 1967, 1.

² Bob Johnson, *San Jose* (Charleston, SC: Arcadia Pub, 2010), 107; Gene Tuttle, “Town Park Towers: New Senior Citizen Housing Development,” *San Jose Mercury News*, September 12, 1971; “In Heart of City: Retirement Tower Dedication Today,” *San Jose Mercury News*, 1973; “Dedication Set for Town Park,” *Oakland Tribune*, 18 March 1973, 2-C; “Town Park Towers Truly ‘Flying Along,’” *San Jose Mercury News*, December 22, 1971; Goodwin B. Steinberg, *From the Ground Up: Building Silicon Valley* (Stanford: Stanford University Press, 2002), 31-32; City of San Jose, Building Permit No. 69931-Y, 60 N. 3rd Street, August 11, 1971.

This property also has no significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the individuals associated with the development or use of this property made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant as important examples of a type, period, or method of construction. The Town Park Towers at 60 North 3rd Street features elements of Modern architecture, a style that gained widespread popularity after World War II and continuing into the 1970s. It stood in contrast to earlier styles by emphasizing functionality over form and typically lacking ornamentation. Modernists sought complete freedom from historical styles and embraced new materials and technology in their designs such as glass and steel. Post-war Modernism was greatly influenced by the German architect Ludwig Mies van der Rohe who sought to express logic, reason, science and technology in his buildings by using modern materials and regular geometry. Mies tried to create a mass-produced aesthetic and his buildings are characterized by cubic forms, clean lines, flat wall surfaces, flat or near flat roofs, long horizontal bands of windows, projecting elements, spandrel panels, repeating elements, curtain walls of glass, and cantilevered elements. Later iterations of Modernism also embraced some aspects of Classical architecture such as columns, simple geometry and a strong tripartite design.³ While the Town Park Towers exhibits some traits of late Modernism—such as the symmetrical façades with repeating columns, use of arches for balconies, and stylistic and functional separation of the first floor from the upper floors—it is modest in design and is not an architecturally distinctive example of the style.

The architect of the building, Goodwin B. Steinberg Associates, was founded by Steinberg in San José in 1953. Steinberg graduated from the University of Illinois and studied under architect Mies van der Rohe at the Illinois Institute of Technology and the Fontainebleau School of Fine Arts. He then practiced in Chicago with his father Edward Steinberg before locating to the Bay Area in 1952. During his career, Goodwin B. Steinberg and his firm built hundreds of buildings in the Bay Area including residential, civic, educational, commercial, industrial, hotel, retail and public projects in the Santa Clara Valley. The firm designed more than 700 Modern-style homes and hundreds more traditional tract homes for developers in San José, San Carlos and Cupertino. Of note are the Tech Museum of Innovation in San José, Congregation Beth Am, the Los Altos History Museum, and the Los Altos Chamber of Commerce. Steinberg's son, Robert T. Steinberg, now heads the company which maintains offices in San José, San Francisco and Los Angeles. Research into this firm and the construction of this building indicates that this building was not recognized as notable within the context of Steinberg's career, or San Jose architecture and, as such, it is not eligible under these criteria for its type, period, or method of construction. Additionally, while Steinberg was an accomplished and respected architect, he does not appear to have gained the widespread recognition and acclaim afforded to architects considered masters of their craft for the purposes of these criteria. Therefore this building is not eligible as the work of a master.⁴

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or historic construction materials and technologies.

While this building appears to retain historical integrity to the original date of construction because of very few notable alterations, it nonetheless lacks historical significance and does not meet the criteria for listing in the NRHP and CRHR.

³ Mary Brown, "San Francisco: Modern Architecture and Landscape Design, 1935-1970," City and County of San Francisco, September 30, 2010, 167-171; William J.R. Curtis, *Modern Architecture Since 1900*, 3rd edition (New York: Phaidon Press, Inc., 1996), 395-410; Carol Rifkind, *A Field Guide to Contemporary American Architecture* (New York: Plume, 1998), 104, 110, 115, 116, 245.

⁴ PAST Consultants, LLC, "San Jose Modernism Historic Context," June 2009, 145, 146; "Goodwin Steinberg, Legendary Los Altos Architect, Dies at 88," *Los Altos Town Crier*, 21 December 2010; "Goodwin Steinberg, Obituary," December 17, 2010, available at www.sfgate.com; Goodwin B. Steinberg, *From the Ground Up: Building Silicon Valley* (Stanford: Stanford University Press, 2002), 29-33; Avery Index to Architectural Periodicals; John F. Gane, ed., *AIA's American Architects Directory*, Third edition, (New York: R.R. Bowker, 1970), 876.

Photographs (continued):



Photograph 2. Building façade, camera facing southeast, January 14, 2015.



Photograph 3. Balconies, facing southeast, January 14, 2015.



Photograph 4: Main entrance, camera facing east, January 14, 2015.

P1. Other Identifier: Sperry Flour Company Building; Sperry Station; 30 North 3rd Street; APN: 467-20-078

***P3a. Description:** In January 1992, Glory Anne Laffey of Archives and Architecture inventoried and evaluated this property on a Department of Parks and Recreation (DPR) Historic Resources Inventory (HRI) form (Laffey 1992). The property was recorded and evaluated again in September 1998 by Ward Hill and Glory Anne Laffey on a DPR 523 Primary Record form (Hill and Laffey 1998) as part of the report entitled “Historical Background and Building Evaluation for the Civic Plaza Project EIR,” by Archives and Architecture. Copies of the 1992 and 1998 forms are attached herein.

This property was field checked for the current study and some alterations to the building have been documented since the last survey in 1998. A comparison of the single photograph included in the previous DPR 523 form (Hill and Laffey 1998) and the current state of the building reveals that in 1998 there were multiple-pane windows with a fixed sash window above in the two recessed arched openings, and that now these arched openings contain a large single pane of glass. The transoms above the two doors in recessed arched openings next to these windows also had multi-pane windows, but one of these has since been replaced with a single pane (the other was boarded up at the time of the present survey). The center set of windows and doors is largely unchanged since 1998, except for the current central large fixed pane window which appears to have replaced two large fixed pane windows (**Photographs 1 and 2**). These were the only noted alterations between the 1998 survey and the 2015 survey. For a thorough analysis of how these alterations have affected the building’s historic integrity, see the “Evaluation” section under “B10. Significance,” below.

***P3b. Resource Attributes:** (List attributes and codes) HP8—Industrial building

***P11. Report Citation:** (Cite survey report and other sources, or enter “none.”) JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 2016.

B9. Architect: Wolfe and McKenzie b. Builder: Bacon and Woehl

***B5. Architectural Style:** Mission Revival with Spanish Revival and Colonial Revival elements

***B10. Significance: Theme:** Architecture **Area:** San Jose

Period of Significance: Ca. 1903 **Property Type:** Industrial building

Applicable Criteria: National Register Criterion C / California Register Criterion 3

The building documented on this form, constructed about 1903, originally housed the Sperry Flour Company’s distribution warehouse. A previous evaluation (Laffey 1992) found the property to be eligible for the National Register of Historic Places (NRHP). Although the arguments for eligibility were not thoroughly developed, the study found the property eligible under NRHP Criteria A, B, and C. The 1998 survey and evaluation also found the property eligible for listing in the NRHP and California Register of Historical Resources (CRHR), and noted that the building had been designated a San Jose City Landmark. The 1998 study did not include a DPR 523 Building, Structure, Object form or provide any justification for the eligibility determinations.

The San Jose Designated Historic City Landmarks list identifies this building as Historic Landmark File No. HL92-72, Resource No. 63847, and lists it as a landmark under the “commerce” theme. Although not explicitly stated on the list, it appears from the file number that designation as a city historic landmark occurred in 1992. The City of San Jose Historic Resources Inventory, a table summarizing the status of historic resources in the city, also identifies this building as eligible for the NRHP and CRHR, lists it as a San Jose City Landmark, and indicates that it has been documented on a DPR 523 form. This resource is not on the California Office of Historic Preservation Historic Property Data File Directory, suggesting the State Historic Preservation Officer has not formally concurred with the conclusions from the 1992 and 1998 studies that the resource is eligible for listing in the NRHP and CRHR. This Update is being prepared to provide a thorough historical significance evaluation and determination of eligibility for this resource under the NRHP and CRHR criteria.

The present study has concludes that the property at 30 North 3rd Street in San Jose appears to meet the criteria for listing in the NRHP and CRHR under NRHP Criterion C and CRHR Criterion 3 as an architecturally distinctive and relatively early example of a Mission Revival style light industrial building in California, and as the work of master San Jose architects Wolfe and McKenzie. The present study disagrees with the 1992 and 1998 evaluations with regard to the building’s DPR 523L (1/95)

eligibility under the other criteria, and finds that this property does not appear significant under Criterion A/Criterion 1 for associations with the industrial development of San Jose, or under Criterion B/Criterion 2 for its association with David B. Moody or any other individual. This building is also not eligible under NRHP Criterion D or CRHR Criterion 4 as a potential source of important information about historic construction materials or technologies. Historic context for this property and a thorough evaluation discussion is presented below. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and appears to be a historical resource for the purposes of CEQA.

Historic Context

The City of San Jose experienced rapid growth during the 1850s, stimulated by its selection as the first state capital, the effects of the Gold Rush, proximity to San Francisco, and its location on the El Camino Real, a major coastal highway that connected California's 21 Spanish-era missions. Part of San Jose's development was the establishment of a wide array industrial and commercial firms that manufactured goods for residents of the city and region. By 1880, there were about 30 such enterprises operating in the city, among which were the San Jose Foundry, Moody's Mills, Pioneer Carriage Factory, San Jose Box Factory, Sierra Lumber Company, Fredericksburg Brewery, California Fruit Packing Company, and the San Jose Woolen Mill. These early industries of San Jose were centrally located near the city center, but by the late nineteenth century industries in greater number began to locate on the periphery of the city. Industrial and commercial expansion continued through the end of the nineteenth century and into the twentieth century, fueled in part by horticulture in the Santa Clara Valley. Agriculture related companies such as canneries, packing houses, can and box manufacturing firms, and agricultural equipment factories emerged and flourished in and around San Jose from roughly 1880 to 1920.¹

David Bacon Moody – one of the founders of the forerunner to the Sperry Flour Company – arrived in San Jose with his parents in 1850. David Moody, along with his father, Ransom, and brothers Charles and Volney, established the first flour mill in San Jose in 1854 on the banks of Coyote Creek. The mill moved to 30 North Third Street in 1858, and the new plant used steam power to drive the machinery. The warehouse had the capacity to store 40,000 sacks of flour. Originally known as Moody's Mills, the firm produced flour under the "Lily White Flour" label and distributed the product throughout the state. In the 1860s, Ransom Moody retired and Volney Moody sold out his interests, leaving Charles and David Moody to run the business. In 1887, the brothers sold Moody Mills to the Central Milling Company and David B. Moody was named to its Board of Directors, taking the position of secretary. Other officers of the company were Horace Davis, president, and N.D. Rideout, vice president. Five years later, in 1892, the Sperry Flour Company acquired the Central Milling Company and William G. Alexander was appointed manager and David B. Moody remained secretary. The Sperry Flour Company had its office at the corner of California Street and Front Street and their main warehouse was at 49 Steuart Street. Around 1903, the Sperry Flour Company demolished the original 1858 mill building at 30 North Third Street, built the existing building that is the subject of this evaluation as an office and warehouse, and vacated their former headquarters and warehouse buildings. At the time, the building had an address of 22 North Third Street. David B. Moody continued in the role of secretary until 1905 when he left the Sperry Flour Company to become president of the San Jose Woolen Mills, a position he held until 1919. Moody was also involved in the Santa Clara County Republican Party, and the San Jose Chamber of Commerce during this period.²

The Sperry Flour Company continued to use this building as a warehouse until about 1926 when it relocated to 290 Bassett Street. Chargin's Garage, an automobile parking garage managed by R.A. Parker, moved into the building around 1930. With this change of occupancy, the address changed to 20 North Third Street. This business only lasted a few years and was

¹ Charles B. Gifford, *City of San Jose* [map] (San Jose: W.C. Gifford, 1875); Glory Anne Laffey, Archives and Architecture, "Historical Overview and Context for the City of San Jose," March 30, 1992, 8-9; Alley, Bowen & Company, *History of Santa Clara County, California* (San Francisco: Alley, Bowen & Co., 1881), ix, x, 518-529; Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles, CA: Historic Record Company, 1922), 272-274.

² Eugene T. Sawyer, *History of Santa Clara County* (Los Angeles: Historic Record Company, 1922), 273, 274, 316, 771; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1901, 1902, 1903, 1904, 1905); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915).

followed the Evangelistic Tabernacle, which began occupying the building about 1935, but had vacated by 1939. From the 1940s until the 1990s, this building did not house any businesses and was used as storage by an unknown party. In 1996 and 1997, it was remodeled into a retail space, which likely included the replacement of the windows and doors.³

The designer of the Sperry Flour Company Building was the San Jose architectural firm of Wolfe & McKenzie, formed in 1899 by partners Frank Delos Wolfe and Charles S. McKenzie. San Jose historian Krista Van Laan has asserted that Wolfe & McKenzie were “perhaps most responsible for the look of San Jose.”⁴ During their brief but prolific partnership that ended in 1910, the pair designed banks, hospitals, schools, government buildings, fire stations, commercial/industrial buildings, and residences. The firm is best known for the dozens of landmark homes they designed in the Queen Anne, Mission Revival, Colonial Revival, Shingle, Prairie, Spanish Revival, and Craftsman styles, particularly in the Naglee Park Subdivision where Wolfe & McKenzie designed about 20 percent of the residences. Wolfe & McKenzie was also known for boldly combining elements from different architectural styles. The firm documented highlights of its portfolio in 1907 when it published a catalog of its work called *Book of Designs*, which featured 96 plans of some of the architects’ favorite buildings. At least three Wolfe & McKenzie buildings are currently listed on the National Register of Historic Places: the Willard Griffin House in Los Altos Hills, Gilroy City Hall, and the Elbert Peck House in Palo Alto. Van Laan also mentions the Sperry Flour Building as a notable work of the firm. After the partnership split in 1910, both men continued to design distinguished buildings. Wolfe began working with his son Carl in 1912 and the firm specialized in Prairie style residences. Three buildings from this era are listed in the National Register. Frank Wolfe continued to design buildings until his death in 1926. McKenzie also ran his own firm and designed many more residences in San Jose and worked for defense contractors during World War II. He died in 1957.⁵

The former Sperry Flour Company warehouse at 30 North Third Street is a Mission Revival style building. The Mission Revival style began in the 1890s and was widely popular in California until about 1920. The style was inspired by early adobes as well as the Spanish missions built throughout the American Southwest. Architect A. Page Brown’s “California Building” at the 1893 Columbian Exposition in Chicago was one of the first buildings built in this style, along with the Mission Inn constructed in Los Angeles by Arthur Benton. Hallmarks of the style include arcades, parapet gable ends, quatrefoil windows, tile roofs, bell towers, and a broad, unbroken exterior of rough stucco. All types of buildings were built in this style, including residences, hotels, commercial and industrial buildings, schools, libraries, and train stations. Interest in Mission Revival gradually began to diminish after 1910, as the architectural heritage of missions proved too limiting and, in the words of architectural historian David Gebhard, it was “too naïve and too puritanical.”⁶

Evaluation

This property at 30 North Third Street does not have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). Built ca. 1903 as a distribution warehouse and office for the Sperry Flour Company, this building is not significant within the context of the industrial development of San Jose, nor within the focused context of the company’s history. The industrial development of San Jose commenced decades before the construction of this building, and included numerous companies in the flour milling and distributing business. This trend continued throughout the nineteenth century and into the early twentieth century when this building was built. Additionally, the current building at 30 North Third Street replaced an earlier flour mill and distribution warehouse that had existed on the

³ R.L. Polk & Co., *Polk’s San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1910, 1915, 1920, 1924, 1925, 1928, 1930, 1935, 1939, 1944, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1979); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1915, 1950); City of San Jose, Building Permits Online, Available at <http://www.sjpermits.org/permits/>, Accessed April 2016.

⁴ Krista Van Laan, “Wolfe & McKenzie—Architects Extraordinaire,” *Continuity* 25, no. 2 (Summer 2014), 13.

⁵ Krista Van Laan, “Wolfe & McKenzie—Architects Extraordinaire,” *Continuity* 25, no. 2 (Summer 2014), 13-15; “Frank Delos Wolfe: San Jose’s Most Enduring Architect,” available at <http://www.frankdeloswolfe.com/fdw.html>, accessed April 2016; Dave Weinstein and Linda Svendsen, *Signature Architects of the San Francisco Bay Area* (Layton, Utah: Gibbs, Smith, 2006), 63-69.

⁶ David Gebhard, “The Spanish Colonial Revival in Southern California (1895-1930),” *The Journal of the Society of Architectural Historians* 26, no. 2 (May 1967), 132-136.

site since the 1850s. As this building was built in ca. 1903, it is not historically important as an early or influential industrial or commercial property in San Jose. Additionally, as a flour distribution warehouse built long after the establishment of the flour milling industry in San Jose – and long after the establishment of the Sperry Flour Company – this building played a minor role in the broader industry, and is not significant within the context of the Sperry's foundational history. This property, therefore, does not have important associations with historically significant events and does not meet the eligibility requirements of these criteria.

Under NRHP Criterion B or CRHR Criterion 2, this property is not important for associations with persons who made important contributions to history. As one of the proprietors of Moody's Mills and longtime association with the San Jose flour industry, it has been argued (Laffey 1992; Hill and Laffey 1998) that David B. Moody was a historically significant individual. However, the National Register guidelines state that for a resource to be eligible under this criterion, it must illustrate a person's important achievements; must be associated with the person's productive life, reflecting the time period when he or she achieved significance; and must be the property that best represents the individual's historic contributions. Moody began his career in the flour business in the 1850s with his father and brothers and continued in the business until 1905. When this building was built in 1903, Moody was serving on the Board of Directors as secretary of the Sperry Flour Company, a position he held until 1905. As a board member, Moody was one of many officers responsible for company decisions and operations, and there is no evidence that he played a demonstrable central or pivotal role in the successes of the enterprise during this two-year period. Furthermore, this building, as an office and distribution warehouse, does not illustrate any of Moody's potentially important achievements, and is not strongly associated with his productive life, which, arguably, would have been earlier in his career, during the period when he was founder and co-owner of Moody's Mills. Given David B. Moody's tenuous and brief association with this building late in his flour milling industry career, this property does not meet this criterion.

Additionally, William G. Alexander, who was the manager of the Sperry Flour Company's San Jose office from 1892 until 1909 when he became manager of the Keystone Company, does not share significant associations with the Sperry Flour Company Building, for similar reasons that Moody does not. Alexander was involved in daily operations of the company, but his contributions to the industry during his brief period of involvement with the property do not rise to the level of significant. Research did not reveal that Alexander, or any other individuals associated with this property, made demonstrably important contributions to history at the local, state, or national level that can be directly linked to the building at 30 North Third Street.⁷

Architecturally, this building at 30 North Third Street is eligible under NRHP Criterion C or CRHR Criterion 3 as a distinctive, rare, and relatively early local example of a Mission Revival industrial building – popular from the 1890s to about 1920 – and as a notable work of master architects Wolfe & McKenzie. The building at 30 North Third Street exhibits several key characteristics of the Mission Revival style, such as its shaped parapet, arched window and door openings with decorative keystones, and stucco exterior finish, but in keeping with Wolfe & McKenzie's predilection to mix styles, it also has elements of Spanish Revival and Colonial Revival styles, including its parapet center roof section with "Sperry Flour" tile medallion flanked by tiled clad projecting roof sections with brackets, pilasters with horizontal bands, arched window and door openings with decorative keystones, and low-relief geometrical designs on the pilasters and lower portion of façade. It is also an excellent example of master architectural firm Wolfe & McKenzie's work in an industrial building, illustrating their tendency to mix architectural styles. Wolfe & McKenzie largely designed residences and this building is a rare example of an industrial building within the firm's portfolio.

This building is significant at the local level and its period of significance is 1903, its estimated date of construction. The boundaries of the property is the legal parcel on which it sits. The property's character-defining features are its Mission Revival parapet; tiled mansard roof sections with brackets, pilasters; recessed arched window and door openings with

⁷ National Park Service, *Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Department of the Interior, 1997), 14, 15.

decorative keystones; “Sperry Flour” tile medallion; and low-relief geometrical designs on the pilasters and lower portion of façade.

The appearance of the building when it was built ca. 1903 is unknown as research did not locate any historic photographs or other depictions of the building. The following assessment of the building’s integrity is based on what could be determined from Sanborn Maps, building permits, and the photograph in the original HRI form (Laffey 1992). Known alterations to the building consist of a central garage door converted to a set of windows and doors; two of four arched window openings converted to door openings; and the demolition of the rear half of the building. In the single photograph included in the 1998 form, it appears the four windows in the arched openings are boarded up, so it is not possible to determine the window type.

Despite these documented alterations, the building still retains a very high level of integrity. It is able to express its original architectural character and convey a sense of history and historical significance to its date of construction. The window and door alterations were done in a sympathetic manner, retaining the original arches and the depth of the recession. The removal of the rear half of the building did not materially alter any of those architectural or design characteristics for which the building is significant, and its effects are not visible from the public vantage point on Third Street, as shown in the photographs below. Key features that have been retained from this building’s original construction are its Mission Revival parapet; tiled mansard roof sections with brackets and pilasters; recessed arched window and door openings with decorative keystones; “Sperry Flour” tile medallion; and low-relief geometrical designs on the pilasters and lower portion of façade. These are the features that define the character of this building and make it architecturally distinctive for its type, period, and method of construction, and as a notable work of master architects Wolfe & McKenzie. Taking into consideration all of the original features of this building from ca. 1903, the alterations are very few and have a minor impact on the overall its overall appearance. It therefore retains adequate integrity to convey its historical significance for its architectural merits under NRHP Criterion C and CRHR Criterion 3.

*B14. Evaluator: Steven J. Melvin, JRP Historical Consulting, LLC; *Date of Evaluation: May 2016



Photograph 1. Camera facing northeast, January 15, 2015.



Photograph 2. Camera facing east, January 15, 2015.

Previous Historic Resources Inventory form (1992):

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 76

Identification and Location

Ser. No. _____
 National Register Status 3S
 Local designation CCL

1. Historic name Sperry Flour Company

*2. Common name or current name Vacant

*3. Number & street 30 N. Third Street Cross-corridor _____
 City San Jose Vicinity only _____ Zip 95113 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

5. Quad map No. _____ Parcel No. 467-20-078 Other _____

Description

6. Property Category Building If district, number of documented resources _____

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.
 Constructed between 1901 and 1906, this building was designed for the Sperry Flour Co. by the architectural firm of Wolfe & McKenzie. It is a Mission Revival light industrial building with a central curvilinear Mission facade flanked by steep tiled mansard form roofs with neo-classical bracketed cornices. An elliptical medallion is located in the center of the facade. The symmetrical facade is divided into four equal spaces separated by five pilasters. The pilasters have cast iron bases imprinted with "Caton's Foundry Machine Co." Alternate bays have paneled wainscot bases and two arched windows have false keystone ornamentation. The remaining bays have large flattened arch openings for vehicular access.



8. Planning agency Planning Dept.

9. Owner Address R. and H. Smith
1651 Mulberry Lane
San Jose 95125

10. Type of Ownership Private

11. Present Use Vacant

12. Zoning C3

13. Threats URM

Section 106 (36 CFR 800).

Historical Information

- *14. Construction date(s) 1903A Original location same Date moved _____
 15. Alterations & date _____
 16. Architect Wolf & McKenzie Builder Unknown
 17. Historic attributes (with number from list) 08--Sperry Flour Co

Significance and Evaluation

18. Context for evaluation: Theme Mfg. and Industry Area San Jose
 Period 1870-1918 Property Type mill office Context formally developed? yes

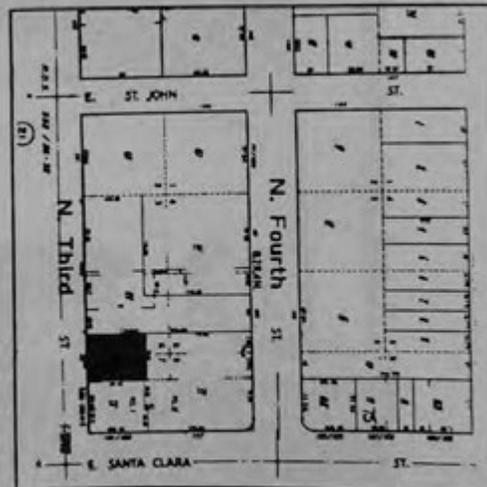
*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

Originally the site of Moody's Flour Mill, established in 1854, this mill was sold to the Central Milling Company in 1886, who in turn sold it to Sperry Flour Company in 1892. Sperry continued milling flour at this site until 1898, thereafter using the location as the company's distribution center in the five counties south of San Francisco until 1925. David B. Moody, son of founder R. G. Moody, became sole proprietor of Moody's Mill in 1882. He was the secretary and principal stockholder of the Central Milling Co. for many years. One of the founders, Moody was the secretary and auditor of the Sperry Flour Co. for 18 years. He instigated many changes and reforms in the milling industry, as well as taking an active part in local politics and other business ventures. He helped promote the oil industry in California, owning oil wells in the Santa Cruz Mts., and establishing a large and productive rubber plantation in Mexico. He served as city treasurer, helping to frame the city's charter, and also served as the county treasurer. He was also one of the organizers of the San Jose Board of Trade, from which the Chamber of Commerce was formed in 1890. This building was designed by the architectural firm of Wolfe & McKenzie. Frank D. Wolfe was a prominent architect in San Jose for over 30 years.

20. Sources:

Visual Survey, 12/21/91; City Directories, 1870-1975; Thomas Brothers, Assessor's Block Books, 1890-1926; Sanborn Fire Insurance Maps, 1891-1901; Building permits; Davis, E. A., Davis' Commercial Encyclopedia of the Pacific Southwest, 1911; Detlefs, C., Flour Milling in Santa Clara County 1840-1898, 1985; Sawyer, E., History of Santa Clara County, 1922.

21. Applicable National Register criteria c, a, b
 22. Other recognition _____
 State Landmark No. (if applicable) _____
 23. Evaluator Glory Anne Laffey
 Date of evaluation 1/1/92
 24. Survey type Project Related
 25. Survey name URM Survey
 26. Year Form Prepared 1991
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose 95123
 Phone (408) 227-2657



EVALUATION SHEET				
HISTORIC RESOURCE NAME <u>Sperry Flour Company</u>		SURVEY REF. NO. <u>76</u>		
ADDRESS <u>30 N. Third Street</u>				
A. VISUAL QUALITY/DESIGN				
1. EXTERIOR	<u>-</u>	E	VG <input checked="" type="checkbox"/>	G FP
2. STYLE	<u>Mission Revival</u>	E	VG <input checked="" type="checkbox"/>	G FP
3. DESIGNER	<u>Wolfe & McKenzie</u>	E <input checked="" type="checkbox"/>	VG	G FP
4. CONSTRUCTION	<u>Cast iron columns</u>	E	VG <input checked="" type="checkbox"/>	G FP
5. SUPPORTIVE ELEMENTS	<u></u>	E	VG	G FP <input checked="" type="checkbox"/>
B. HISTORY/ASSOCIATION				
6. PERSON/ORGANIZATION	<u>D. B. Moody, Sperry Flour Co.</u>	E <input checked="" type="checkbox"/>	VG	G FP
7. EVENT	<u></u>	E	VG	G FP <input checked="" type="checkbox"/>
8. PATTERNS	<u>Industrial development</u>	E	VG <input checked="" type="checkbox"/>	G FP
9. AGE	<u>c1903</u>	E	VG <input checked="" type="checkbox"/>	G FP
C. ENVIRONMENTAL/CONTEXT				
10. CONTINUITY	<u></u>	E	VG	G <input checked="" type="checkbox"/> FP
11. SETTING	<u></u>	E	VG	G <input checked="" type="checkbox"/> FP
12. FAMILIARITY	<u></u>	E	VG	G <input checked="" type="checkbox"/> FP
D. INTEGRITY				
13. CONDITION	<u></u>	E <input checked="" type="checkbox"/>	VG	G FP
14. EXTERIOR ALTERATIONS	<u></u>	E	VG <input checked="" type="checkbox"/>	G FP
15. STRUCTURAL REMOVALS	<u></u>	E <input checked="" type="checkbox"/>	VG	G FP
16. SITE	<u></u>	E <input checked="" type="checkbox"/>	VG	G FP
E. REVERSIBILITY				
17. EXTERIOR	<u></u>	E <input checked="" type="checkbox"/>	VG	G FP
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS				
18. INTERIOR/VISUAL	<u></u>	E	VG	G FP
19. INTERIOR/HISTORY	<u></u>	E	VG	G FP
20. INTERIOR ALTERATIONS	<u></u>	E	VG	G FP
21. REVERSIBILITY/INTERIOR	<u></u>	E	VG	G FP
REVIEWED BY <u>Glory Anne Laffey</u>		DATE: <u>1/1/92</u>		

				<u>EVALUATION TALLY SHEET</u>	SURVEY REF. NO. <u>76</u>
	<u>Value</u>				
E	VG	G	FP	A. VISUAL QUALITY/DESIGN	
	12			1. Exterior	
	8			2. Style	
6				3. Designer	
	8			4. Construction	
			0	5. Supportive Elements	
				VISUAL QUALITY/DESIGN SUB-TOTAL	<u>34</u>
				B. HISTORY/ASSOCIATION	
20				6. Person/Organization	
			0	7. Event	
	9			8. Patterns	
	6			9. Age	
				HISTORY/ASSOCIATION SUB-TOTAL	<u>35</u>
				C. ENVIRONMENTAL/CONTEXT	
		3		10. Continuity	
		2		11. Setting	
		4		12. Familiarity	
				ENVIRONMENTAL/CONTEXT SUB-TOTAL	<u>9</u>
				A & C SUB-TOTAL	<u>43</u>
				B SUB-TOTAL	<u>35</u>
				PRELIMINARY TOTAL (SUM OF A, B, & C)	<u>78</u>
	<u>Value</u>			D. INTEGRITY	
E	VG	G	FP	13. Alterations	
0				From A, B & C Sub-Totals	<u>78</u> X <u>0</u> = <u>0</u>
	.05			14. Exterior Alterations	
	.03			From A & C Sub-Totals	<u>43</u> X <u>.05</u> = <u>2.15</u>
				From B Sub-Total	<u>35</u> X <u>.03</u> = <u>1.05</u>
				15. Structural Removals	
0				From A & C Sub-Totals	<u>43</u> X <u>0</u> = <u>0</u>
0				From B Sub-Total	<u>35</u> X <u>0</u> = <u>0</u>
				16. SITE	
0				From B Sub-Total	<u>35</u> X <u>0</u> = <u>0</u>
				INTEGRITY DEDUCTIONS (SUB-TOTAL)	<u>3.2</u>
				ADJUSTED SUB-TOTAL	<u>78</u> - <u>3.2</u> = <u>74.8</u>
				PRELIMINARY TOTAL	INTEGRITY DEDUCTIONS
				E. REVERSIBILITY	
				17. Exterior	<u>3</u>
				----- TOTAL	<u>77.8</u>
	<u>Value</u>			F. ADDITIONAL CONSIDERATIONS/BONUS POINTS	
E	VG	G	FP	18. Interior Visual Quality	
				19. History/Association of Interior	
				20. Interior Alterations	
				21. Reversibility/Interior	
				BONUS POINTS SUB-TOTAL	
				ADJUSTED TOTAL (With Bonus Points)	<u>77.8</u>

Previous DPR 523 form (1998):

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

Primary # P-43-002436
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (assigned by recorder) 30 N. Third Street

P1. Other Identifier: Sperry Flour Building

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary)
 b. USGS 7.5' Quad San Jose West Date 1980 T 7S; R 1E; ¼ of ¼ of Sec. unsectioned ; Mount Diablo B.M.
 c. Address 30 N. Third Street City San Jose Zip 95112
 d. UTM: Zone 10; mE / mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-20-078

*P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):
 This single-story, rectangular plan, Mission Revival Style industrial building has a flat roof with a front stepped parapet. Two tiled hipped roofs project between the end buttresses of the front cornice. The north end of the front facade has a garage opening. South of this opening are a series of round arch openings for various doors and windows.
 Completed in 1903, the Sperry Flour Building was designed by the firm of Wolfe and McKenzie, well-known local architects, and built by contractors Bacon & Woehl. The building, owned by the Sperry Flour Company, was built on the site of the Artesian Mill, a flour mill constructed in 1854 by R. G. Moody. In 1858, the mill on the site was owned by the Moody Brothers, and Moody's sons David B., Volney D., and Charles. David Moody became the sole proprietor, eventually merging the company with Central Milling Company, of which he was secretary and principal stockholder. In 1892, Sperry Flour Company was incorporated, taking in the Central Flouring Company and most of the other large flour mills in California. (see continuation sheet)

*P3b. Resource Attributes: HP6

*P4. Resources present: Building _____ Structure _____ Object _____ Site _____ District _____ Element of District _____ Other _____

P5b. Description of Photo:

*P6. Date Constructed/Age and Sources: Historic _____ Prehistoric _____ Both _____
c. 1903

*P7. Owner and Address
Helen T. Smith & Richard
1651 Mulberry Lane
San Jose, CA 95125

*P8. Recorded by: (Name, affiliation, and address)
Ward Hill and Glory Anne Laffey,
Archives and Architecture,
353 Surber Drive,
San Jose, CA 95123

*P9. Date Recorded Sept., 1998

*P10. Survey Type: (Describe)
Intensive for urban redevelopment

*P11. Report Citation (Cite survey report and other sources, or enter "none"):
Historical Background and Building Evaluation for the Civic Plaza Project EIR by G. Laffey, C. Duval and W. Hill

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) _____

DPR 523L(1/95) * Required information

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

Primary # P-43-002436
HRI # _____
Trinomial _____

Page 2 of 2 *Resource Name or # (assigned by recorder) 30 N. Third Street
*Recorded by Ward Hill and Glory Anne Laffey *Date: September, 1998 Continuation Update

Item P3a, continued

Moody took a prominent role in this organization as well, serving as secretary and auditor for eighteen years. Milling continued at the site until 1898, after which it was used until 1925 as the flour distribution center for five counties south of San Francisco. Subsequent uses of the building include an auto garage and the San Jose Evangelical Tabernacle.

This building is potentially eligible for the National Register of Historic Places and appears to be eligible for the California Register. It has been designated a City Landmark.

Sources: Sanborn Insurance Maps 1884-1968; San Jose Block Book 1878-1924; Davis' *Commercial Encyclo[pedia of the Pacific Southwest, 1911*; C. Detlefs [Duval], *Flour Milling in Santa Clara County 1840-1898*, 1985; E. Sawyer, *History of Santa Clara County, 1922*; G. A. Laffey, Sperry Flour Company DPR, 1992. Certificate of Completion, 9/16/1903, Santa Clara County Miscellaneous Records, 14:159; Research files of April Halberstadt and George Espinola.

DPR 523L(1/95) * Required information





Figure 2: Near Term and Far Term Project Locations with Historic Districts in Vicinity (USGS San Jose West, Calif. 1980)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # E-28

P1. Other Identifier: 15-19 South 4th Street

*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 West Date: 1961 (photorevised 1980) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address: 15-19 South 4th Street City San Jose Zip 95112

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____ mE/ _____ mN

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

Assessor Parcel Number: 467-23-034

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

The property at 15-19 South 4th Street contains a two-story commercial building with a flat roof and rectangular plan. It has board-form concrete walls with low relief horizontal bands spanning the façade at multiple elevations. Across the façade are three recessed doors, one near each end and one in the middle. Two of the doors access the first floor and are full glass with wood frames. The third door on the south end accesses a stairwell leading to the second floor. A transom light is located above each door. The walls between the doors feature large bay windows, also framed in wood. A tile veneer skirt runs the width of the façade. Multi-light steel casements set in pairs and singly are located on the second floors of the east and north walls while two horizontal sliding sash are sited on the first floor of the north wall. The south wall features recessed board-form concrete walls along the first floor.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 Story Commercial Building

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

P5b. Description of Photo: (View, date, accession#) **Photograph 1.** Camera facing southwest, January 14, 2015

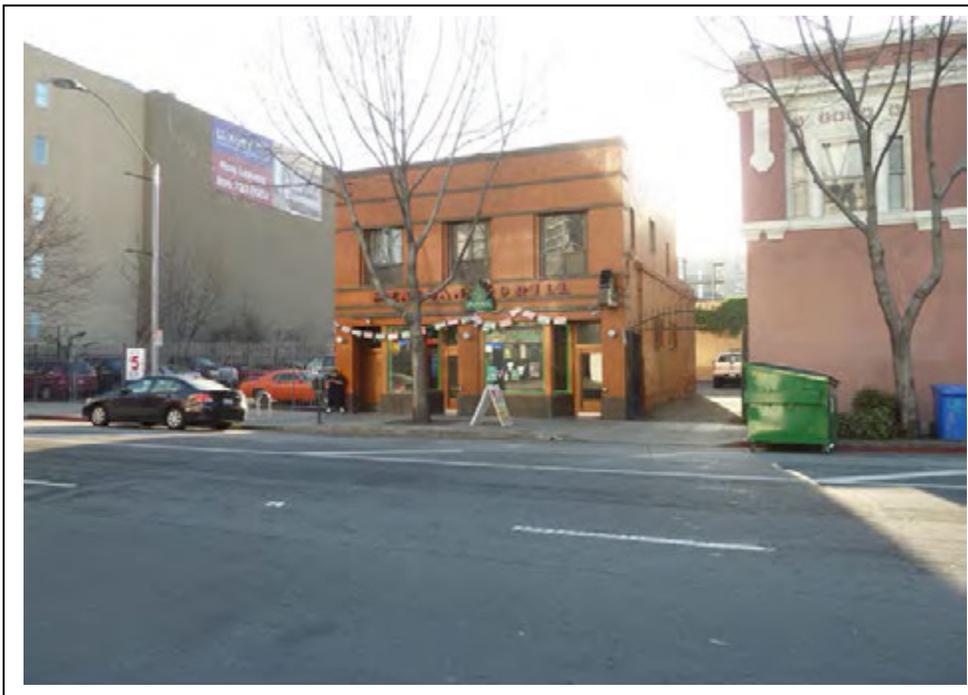
*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1939, City of San Jose Building Permits

*P7. Owner and Address:
Pham Quangminh & Diemcuc Nguyen
665 East Hedding Street
San Jose, CA 95112

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 14, 2015

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Gillett's Restaurant; Mae Gillett Beauty Salon

B2. Common Name: El Agave Mexican Grill

B3. Original Use: Restaurant/Beauty Parlor/Residence B4. Present Use: Restaurant/Residence

*B5. Architectural Style: Two-Part Commercial Block

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1939; new doors, windows, wood storefront, and new transom windows in 2006-2007

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Neilson & Erbantraut

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 15-19 South 4th Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction nor is it the work of a master designer (NRHP Criterion C or CRHR Criterion 3). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this building does not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, *San Jose* (1891-1950); City Directories (various years); USGS Quadrangles, *San Jose* (1898-1978); City of San Jose, Building Permits; Santa Clara County Assessor; (See also footnotes).

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: February 2014

(This space reserved for official comments.)



B10. Significance (continued):

This building at 15-19 South 4th Street was constructed in 1939 as a commercial and residential property east of San Jose's commercial downtown decades after the initial settlement and development of the area. San Jose became the mercantile and financial center for the Santa Clara Valley and the southern San Francisco Bay Area in the late nineteenth century leading to the expansion of the commercial district and general growth in the city. Santa Clara Street developed as the main east-west commercial thoroughfare through San Jose. The heart of the commercial district was along Santa Clara Street in the vicinity of Market Street and 1st Street. Residential growth also occurred in San Jose with the first subdivisions laid out on tracts adjacent to the commercial center. Aided by a streetcar line, commerce and residential development continued to push east along East Santa Clara Street. A street car line also went south down 4th Street. By 1915, stores, service stations, churches, and schools lined East Santa Clara Street to 7th Street and along with residential development to the north and south of this busy corridor. The East Santa Clara Street corridor has generally retained this land use pattern to the present with a wide variety of retail and service commercial businesses located on the street and adjacent residential neighborhoods.¹

The building at 15-19 South 4th Street was built in 1939 just off of East Santa Clara Street on a lot which had previously been occupied by a house. The first owners and occupants of this building were Ernest and Mae Gillett. The couple partitioned the first floor into two storefronts and Ernest operated a restaurant at 15 S. 4th Street while Mae ran a beauty salon next door at 17 South 4th Street; the upstairs residential address where the couple lived was 19 South 4th Street. In the 1950s, the Gilletts ceased operating their businesses, but continued to live upstairs. The 15 S. 4th Street address remained a restaurant called Vivian's Coffee Shop and the shop next door remained a beauty salon operating under different names. By 1977, the Breakfast Nook occupied the restaurant space and a small grocery store, the Mekong Market, had opened at 17 S. 4th Street. The upstairs residence was vacant at this time.² By 1985, both storefronts were restaurants: Hung Ky Restaurant and My Thanh Restaurant. Around 1998, Camau restaurant took over the entire first floor. In 2003, the wall separating the ground floor space was opened to make more room for the new tenant, El Sabroso, a Mexican restaurant. The building underwent a façade renovation in 2006-2007 which included new doors, windows, new wood storefront, and new transom windows replacing plywood infill.³

Evaluation

The property at 15-19 South 4th Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property is not associated with the initial early commercial development of downtown San Jose and the East Santa Clara Street corridor, which occurred in the late nineteenth century. Instead, the building was constructed in 1939 decades after the initial commercial development and during a period of mid-century commercial growth. It is not important within the context of the commercial development of San Jose or East Santa Clara Street.

Under NRHP Criterion B or CRHR Criterion 2, this property is not important for associations with persons who made important contributions to history. Research did not reveal that any of the individuals related to the development, ownership or use of this property, including such people as longtime owners and residents, Ernest and Mae Gillett, who operated the

¹ Eugene T. Sawyer, *History of Santa Clara County, California*, (Los Angeles, California: Historic Record Company, 1922), 147-148; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Co., 1891-1915); Thompson & West, *Historical Atlas Map of Santa Clara County* (San Francisco: Thompson & West, 1876).

² R.L. Polk & Company, *Polk's San Jose City Directory* (Los Angeles: R.L. Polk & Co., 1938), 631; R.L. Polk & Company, *Polk's San Jose City Directory*, 1940, 187; R.L. Polk & Company, *Polk's San Jose City Directory*, 1941, 661; R.L. Polk & Company, *Polk's San Jose City Directory*, 1954, 22; R.L. Polk & Company, *Polk's San Jose City Directory* 1961, 24; R.L. Polk & Company, *Polk's San Jose City Directory*, 1968, 22; R.L. Polk & Company, *Polk's San Jose City Directory*, 1977, 12; R.L. Polk & Company, *Polk's San Jose City Directory*, 1979, 12; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Co., 1891), Sheet 11; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Co., 1915, 1950), Sheet 62; City of San Jose, Building Permit No. 8065, 15, 17, 19, S. 4th Street, August 25, 1939.

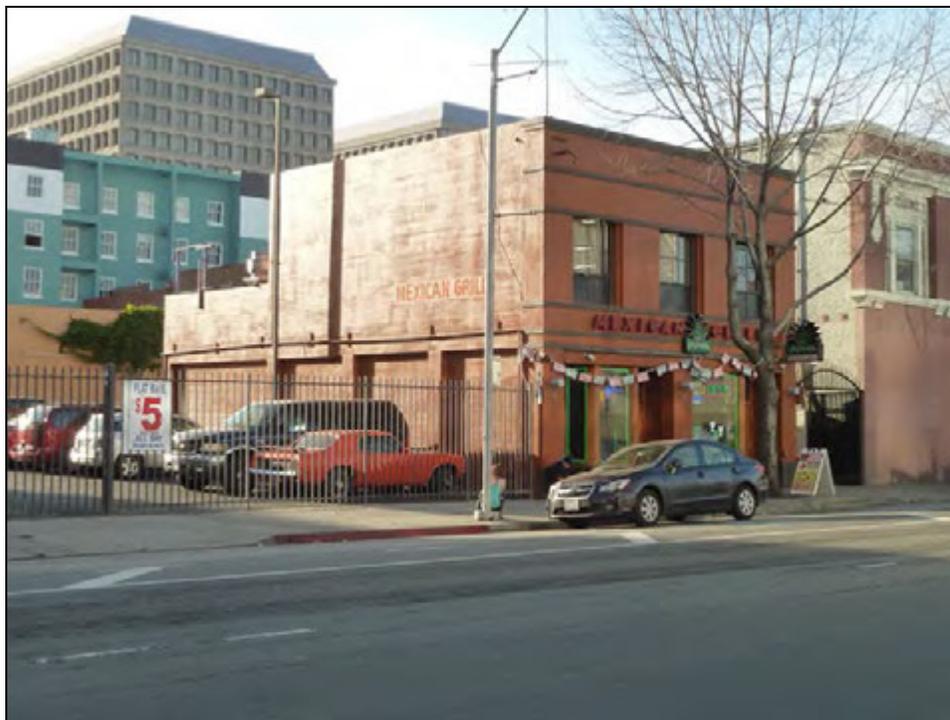
³ City of San Jose, Building Permit No. 2002-056706-CI, 17 S. 4th Street, October 22, 2002; Santa Clara County Assessor Information accessed via CoreLogic; City of San Jose, Building Permit No. AD06-1170, 17 S. 4th Street, November 22, 2006; Haines and Company, *San Jose City and Suburban Criss-Cross Directory* (Burlingame: Haines & Co., 1985); Haines and Company, *San Jose City and Suburban Criss-Cross Directory*, 1998.

restaurant and beauty salon on the first floor, made demonstrably important contributions to history at the local, state, or national level.

The building is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This building is a Two-Part Commercial Block, a style of commercial building popular from the late nineteenth century to the 1940s. While it exhibits traits of this style, it is a modest and typical example in both design and materials that lacks architectural distinction and, therefore, fails to meet this criterion. Although the architect is unknown, the modest nature of this building excludes it from qualifying under this criterion as the work of a master.⁴ This property is not a significant or likely source of important information about historic construction materials or technologies (NRHP Criterion D / CRHR Criterion 4).

The building has undergone some alterations, including replacement windows and doors, that have slightly diminished the integrity of design, workmanship, and materials. However it retains overall integrity to its original period of construction. Nonetheless, the building lacks historical and architectural significance and does not meeting the criteria necessary for listing in either the NRHP or CRHR.

Photographs (continued):



Photograph 2. Camera facing northwest, January 14, 2015.

⁴ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 24-41.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # E-29

P1. Other Identifier: 31 North 2nd Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address : 31 North 2nd Street City San Jose Zip 95116

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 467-21-029

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

This four-story, 45,012-square-foot commercial building was originally constructed as an auto garage, but has been significantly altered and is now an office building (**Photograph 1**). It has a rectangular plan, reinforced concrete walls, and is topped by a flat roof and short parapet walls. Stucco siding covers portions of the façade as well as the entire south and north walls. The façade also features square tile veneer on the spandrel walls above the first floor. This same veneer forms two square surrounds on the first floor, one over a garage door and the other over a window opening. The symmetrical façade features a recessed main entry with glass double doors, fixed-pane transom, sidelights, and a marble tile surround (**Photograph 2**). Additional fixed pane windows are sited above and adjacent to the surround. Secondary, aluminum framed, full glass personnel doors are located at the north and south ends of the façade. To one side of the main entrance is a vehicle bay for access to ground level or below-ground parking. On the other side is a row of fixed pane windows with a planter box below. Other windows consist of ribbons of large, fixed panes in aluminum frames. Windows on the second-floor are recessed, while on the upper stories they are flush.

*P3b. Resource Attributes: (List attributes and codes) HP7 — 3+ story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing south, January 15, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Circa 1922, San Jose Mercury News; 1983-1986, City of San Jose Building Permits

*P7. Owner and Address:
Thomas M. Yuki / ETPH
P.O. Box 567
Los Gatos, CA 95031-0567

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 15, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: W. H. Rubell Garage

B2. Common Name: Atrium Building

B3. Original Use: Auto parking garage B4. Present Use: Offices

*B5. Architectural Style: Postmodern

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed ca. 1922; complete remodel/renovation including addition of three floors and conversion to offices, 1983-1986.

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

*B8. Related Features: _____

B9. Architect: original building: unknown; 1983-1986 remodel/renovation: Habitec Architecture & Planning b. Builder: original building: unknown; 1983-1986 remodel/renovation: Kevin McLarney

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 31 North 2nd Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Clyde Arbuckle, *History of San Jose*. Eugene Taylor Sawyer, *History of Santa Clara County, California*; Sanborn Map Company, *San Jose*, 1884, 1891, 1915; San Jose City Directories 1926-1979; City of San Jose, Building Permits; History San Jose Clipping Files. See also footnotes.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: January 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property at 31 North 2nd Street was originally developed in about 1922 as a single-story auto parking garage near the heart of San Jose's commercial core but later redeveloped in the late 1980s as a four-story office building. San Jose developed in the mid to late nineteenth century after Chester Lyman created a detailed survey of the community in 1848 and established the grid streets and blocks present today. Numerous settlers and speculators purchased the city lots and helped establish a commercial district centered on the intersection of Market Street and Santa Clara Street. In the subsequent decades, San Jose became the mercantile and financial center of the Santa Clara Valley and the southern San Francisco Bay Area, leading to the expansion of the commercial district and general growth in the city. As the city grew, the commercial district expanded out from its downtown core with more retail shops, service businesses, and office buildings spreading out along East Santa Clara Street and up cross streets as far as 7th Street. Development continued to expand the city limits throughout the early and mid twentieth century.¹

Downtown San Jose remained the commercial center of the city until the end of World War II, when the character of downtown began to change. San Jose, like cities throughout the US, experienced dramatic post-war suburban growth. Businesses and residents alike were leaving the central city and older neighborhoods for the suburbs. As a result, downtowns began to decline for lack of customers and tenants and buildings fell into disrepair. Downtown businesses and property owners fought this trend by organizing such associations as "Forward San Jose," which formed in 1957 to lobby for urban renewal, promote new downtown development, and entice businesses into downtown. San Jose undertook numerous revitalization projects beginning in the 1960s that involved widespread demolition of older, so called "blighted," residential and commercial districts to clear the way for new construction. These types of changes were not unique to San Jose; virtually all American cities followed a similar course. The San Jose City Council reacted to calls for urban renewal with a 1961 revitalization plan based on steps laid out by the federal government and included federal funding. By 1967, the redevelopment project was progressing and additional plans were initiated for the expansion of the San Jose State College campus and the construction of a new library and theater, as well as parking garages, a new city hall, and improved freeways. The trend of downtown redevelopment to draw businesses and people back to the central city remained vital and continues to the present.²

The building at 31 North 2nd Street was constructed in about 1922 as a reinforced concrete 75-car parking garage. It appears that William H. Rubell was the first owner and operator of the garage and continued to do so until 1940. Rubell owned a second garage across the street, but by 1940 sold both to open a grocery store. Between 1941 and 1945 the garage went through two ownership changes until becoming Davis Motors, a car dealership, in 1947. Over the next ten years, three other car dealerships occupied the property. The car dealerships moved out by 1960 and the building returned to functioning as a parking garage and served as such until 1983. At this time plans were drafted by Habitec Architecture & Planning to completely renovate the building from a one story parking garage into a four story office building. It appears that this project essentially consisted of constructing a new building around and on top of the shell of the original building. Construction commenced and the "Atrium Center" was completed 1986. It continues to be an office building.³

¹ Eugene T. Sawyer, *History of Santa Clara County, California*, (Los Angeles, California: Historic Record Company, 1922), 147-148; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Co., 1891-1915); Thompson & West, *Historical Atlas Map of Santa Clara County* (San Francisco: Thompson & West, 1876).

² Forward San Jose, Inc., The Downtown Association, "Progress 1958," (1958), Clippings Files, California Room, San Jose Public Library; PAST Consultants, LLC, "San Jose Modernism Historic Context Statement," prepared for Preservation Action Council of San Jose, June 2009, 35-38; "The Various Steps Ahead Necessary for Urban Renewal Plans," *San Jose Mercury News*, 6 August 1961, 1; John Spalding "Dollars to Pour into 'New Downtown,'" *San Jose Mercury News*, 30 June 1967, 1.

³ Sanborn Map Company, *San Jose, California*, 1915, Sheet 63; Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1926-1979); Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1932), 63; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1962), 63; City of San Jose, Planning Department, Planning Review Document No. V83-03-004, Atrium Center 31 North Second Street, June 8, 1983; City of San Jose, Building Department, Application for a Building Permit No. 45070VOEB, August 17, 1983; City of San Jose, Inspection Notice, No. 45070 (December 18, 1986); "Meet William H. Rubell," *San Jose Mercury-News*, 6 April 1986.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 31 North 2nd does not appear to have important associations with significant events in local, state, or national history. The building was originally built in about 1922 as an auto parking garage on the site of earlier businesses. The garage was answering the parking needs of motorists as cars became increasingly popular in the 1920s. By the time this building was built, commercial development was well established in downtown San Jose and this auto garage is not important within this context. The property is also not important within the context of early auto transportation as this type of parking garage was a common response to the need. The building is also not significant within the context of auto dealerships. It was established long after and one of many such dealerships and does not appear to have made significant impacts within this context. During the 1980s, the building was converted to an office building, during a period of downtown revitalization. This occurred well after the initial commercial development associated with urban renewal and did not make important contributions to this history. This building, therefore, does not have any important historical associations for the purposes of these criteria.

The property is also not important for associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). William H. Rubell, the original owner of the building and business, was a small business owner who ran the garage and another garage across the street until 1940 when he opened a small grocery store. Rubell did not make important contributions to history and research did not reveal that any other of the owners or occupants of this building made demonstrably important contributions to history at the local, state, or national level.

The building at 31 North 2nd does not possess distinctive characteristics of a type, period, or method of construction, nor is it a work of a master architect (NRHP Criterion C or CRHR Criterion 3). This building was radically altered and renovated from 1983 to 1986 and it is now a completely different building from the original. The original design of the garage is not known. The current design of the building exhibits elements of Postmodern architecture, featuring elements of decorative veneers reminiscent of classical designs. This is, however, a very modest representation that does not possess important qualities of a type, period, or method of construction. It is therefore not significant under these criteria. Under NRHP Criterion D / CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies.

In addition to lacking historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the building has undergone extensive alterations from its original design when it was converted to an office building. Changes include the addition of three floors, new walls, windows, doors, and stucco and tile cladding and have compromised the building's integrity of design, materials, workmanship, feeling and association. The building therefore no longer retains its historical integrity to its original construction date.

Page 5 of 5

*Resource Name or # (Assigned by recorder) Map Reference # E-29

*Recorded by S. J. Melvin & R. Flores *Date January 15, 2015

Continuation Update

Photographs (continued):



Photograph 2. Main entrance, camera facing west, January 15, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # E-30

P1. Other Identifier: 99 North 1st Street, 22 West St. John Street

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Jose East Date: 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address: 99 N. 1st Street / 22 W. St. John Street City San Jose Zip 95113

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-34-010

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

This 12,120-square-foot two-story commercial building in downtown San Jose has a rectangular footprint and a flat roof with a red tile pent roof (**Photograph 1** and **2**). The building is surfaced primarily with stucco while the boxy corner elements of the building are clad in a brick veneer. Fixed, aluminum framed windows are located within two-story recessed archways on the north, east, and south sides; on the west side the archways are only located on the second floor. First-floor windows and entryways with canvas awnings are located on the building's north and east sides. The building's main entrance is located along North 1st Street and consists of two sets of aluminum-framed sash double doors. A secondary entrance consisting of a single aluminum sash door is located on the northwest corner of the building's north side.

*P3b. Resource Attributes: (List attributes and codes) HP 6—1-3 Story Commercial Building

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Facing southwest, January 15, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1973-1975, City of San Jose Building Permits

*P7. Owner and Address:
Green Valley Corp.
777 North 1st Street, 5th Floor
San Jose, CA 95112

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 15, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: W.C. Lean Jewelers

B2. Common Name: _____

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: New Formalism

*B6. Construction History: (Construction date, alteration, and date of alterations) Built between 1973 and 1975.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Carl N. Swenson Company & Vanderson Construction

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 99 North 1st Street, 22 W. St. John is within the boundary of the St. James Square City Landmark and National Register Historic District. In the original St. James Square Historic District National Register of Historic Places Nomination Form from 1978, the building was not included within the district because of its recent construction date. The Historic District was listed on the Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) in 1979. In 1982, the City of San Jose created a St. James Square Area of Historic Sensitivity consisting of all of the parcels that front St. James Square, including this property at 99 North 1st Street, 22 West St. John. The City uses Areas of Historic Sensitivity as planning tools for new development in areas surrounding designated historic sites, structures, and districts. Two years later, St. James Square Area of Historic Sensitivity was designated as a City Historic District and 99 North 1st Street, 22 West St. John was listed as a Non-Contributing Structure. (See Continuation Sheet.)

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

*B12. References: *San Jose Mercury News*; City of San Jose Building Permits; R.L. Polk & Co., *San Jose City and Suburban Directory*; Santa Clara County Clerk-Recorder; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: February 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This two-story commercial building at 99 North 1st Street, 22 West St. John Street was constructed between 1973 and 1975 in downtown San Jose as part of a larger effort of downtown redevelopment and urban renewal, a movement embraced by major cities throughout the United States in the 1960s and 1970s that sought to eliminate so-called “urban blight” and attract what were considered by city leaders to be socially and economically preferable businesses and residents back to downtown areas. Urban renewal was a reaction to post-World War II suburban sprawl that drew wealthy and middle-class mostly white residents and the businesses that catered to them to areas outside the urban core. In San Jose commercial corridors such as Alum Rock Avenue and Stevens Creek Boulevard developed far from the city core while freeways were built or expanded around the city to provide convenient access to newly developed shopping centers and malls.

As a result of suburbanization, San Jose’s city center, like many other downtown areas in American cities, began to decline. Downtown businesses and property owners fought this trend by organizing such associations as “Forward San Jose,” which formed in 1957 to lobby for urban renewal, promote new downtown development, and entice businesses into downtown. San Jose undertook numerous revitalization projects in the 1960s and 1970s that began with widespread demolition of older, so called “blighted,” residential and commercial districts to clear the way for new construction. These types of changes were not unique to San Jose; virtually all American cities followed a similar course. The San Jose City Council reacted to calls for urban renewal with a 1961 revitalization plan based on steps laid out by the federal government and included federal funding. By 1967, the redevelopment project was progressing and additional plans were initiated for the expansion of the San Jose State College campus and the construction of a new library and theater, as well as parking garages, a new city hall, and improved freeways.¹

Contractor Carl N. Swenson Company started construction on this two-story office building for owner Barry Marten in 1973 and Vanderson Construction completed the building in late 1975. W.C. Lean Jewelers appears to have been the first tenant to occupy the building and continued to for several years. By the mid-1980s it was converted to an office building and six different businesses operated out of the building including a sweeping service, a credit union, and an insurance company. The property appears to have a high tenant turn-over rate with all new tenants by the end of the decade. The Marten family maintained ownership of the property until 1995 when it was purchased by Chintos Partnership, who sold the property to the current owners in 2001.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 99 North 1st Street, 22 West St. John Street does not appear to have important associations with significant events in local, state, or national history. The building was developed in the early 1970s near the end of San Jose’s urban renewal era when several new commercial and office buildings were completed. Construction of this small building followed a precedent well established by urban renewal of in-fill development in the urban core. Therefore, the building does not have important associations with urban renewal or the commercial development of downtown. Likewise, the companies that occupied the building, including its initial tenant W.C. Lean Jewelers and the various companies that later occupied it, did not make significant contributions to their respective industries while they occupied the building.

¹ Forward San Jose, Inc., The Downtown Association, “Progress 1958,” (1958), Clippings Files, California Room, San Jose Public Library; PAST Consultants, LLC, “San Jose Modernism Historic Context Statement,” prepared for Preservation Action Council of San Jose, June 2009, 35-38; “The Various Steps Ahead Necessary for Urban Renewal Plans,” *San Jose Mercury News*, 6 August 1961, 1; John Spalding “Dollars to Pour into ‘New Downtown,’” *San Jose Mercury News*, 30 June 1967, 1.

² City of San Jose, Building Department, Application for a Building Permits No. 76137 (March 26, 1973); City of San Jose, Building Department, Application for a Building Permits No. 90026 (October 10, 1975); City of San Jose, Application for Certificate of Occupancy, Permit No. 88352 (March 11, 1976); R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1976); Haines Directory, *San Jose* (North Canton, OH : Haines & Company, 1985, 1989); Santa Clara County, Office of the Clerk-Recorder, Deed, Document No. 12929982, June 28, 1995; Santa Clara County, Office of the Clerk-Recorder, Deed, Document No.15873809, September 19, 2001.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals directly associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 99 North 1st Street, 22 West St. John Street does not possess distinctive characteristics of a type, period, or method of construction, nor is it an important work of a master architect (NRHP Criterion C or CRHR Criterion 3). New Formalism Modern is a sub-type of Modernism popular in commercial and civic buildings from the 1950s to the 1970s. The style was largely shaped by Edward Durell Stone and developed as a reaction to modernism's total rejection of historical precedent. New Formalism referenced and abstracted classical forms and used applied ornamentation of historical styles. It is characterized by a symmetrical plan, flat roof with heavy projecting roof slab, smooth wall surfaces, vertical lines, columnar supports, metal or cast concrete block screens, and repeating arches or round openings. New Formalism buildings are often free-standing with block massing set behind plazas or fountains. Popular construction materials included marble, travertine and granite.³ The building at 99 North 1st Street, 22 West St. John Street exhibits some characteristics of New Formalism such as the flat roof, arches, strong verticality, and smooth wall surfaces, but this building is a modest example of the style that lacks architectural distinction and, therefore, does not meet this criterion. Furthermore, although the architect of this building is unknown, it is an unremarkable example of the style and does not meet this criterion as the work of a master architect.⁴

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. While the building lacks historical significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it does retain integrity to its date of construction.

Photographs (continued):



Photograph 2: West and south sides, facing northeast, January 15, 2015.

³ Teresa Grimes and Christina Chiag, "City of Riverside Modernism Context Statement," November 2009, 16-17; Marcus Whiffen, *American Architecture* (Cambridge, MA: MIT Press, 1996), 261-264; Lauren McDonald, "City of Fresno Mid-Century Modernism Historic Context," September 2008, 78.

⁴ PAST Consultants, LLC, "San Jose Modernism Historic Context Statement," 81-82; Carole Rifkind, *A Field Guide to Contemporary American Architecture*, (New York: Penguin Putnam, 2001), 283-284; Leland M. Roth, *A Concise History of American Architecture*, (New York: Harper & Row, 1980), 362; Aedis website, "About Us: History," Available at <http://www.aedisgroup.com/history.html>, Accessed December 13, 2013.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name or #: (Assigned by recorder) Map Reference # E-31

P1. Other Identifier: 25-55 North 1st Street

*P2. Location: Not for Publication Unrestricted

*a. County: Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Jose West Date: 1961 (photorevised 1980) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address: 25-55 North 1st Street City: San Jose Zip: 95116

d. UTM: (give more than one for large and/or linear resources) Zone ____; ____mE/ ____mN

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

Assessor Parcel Number: 259-34-014

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

The parcel at 25-55 North 1st Street contains two attached two-story buildings (**Photograph 1**). The large northern building occupies most of the parcel and contains the addresses 41-55 North 1st Street, while the smaller building at 25-31 North 1st Street is on the south end of the parcel. The larger building was built in about 1877, but underwent a complete remodeling around 1969 (**Photograph 2**). The building has a flat roof and a rectangular plan that fronts onto 1st Street. The building is clad in concrete panels and coarse aggregate concrete. Across the façade are pilasters dividing the front into seven sections and a broad horizontal band of panels along the top of the wall which wraps around the entire building. The ground floor has several entrances with large picture windows and recessed full glass door all in metal frames; plywood covers these entrances. These are sheltered by a broad, cantilevered canopy. The fixed pane windows on the second floor all have projecting surrounds. At the rear of the building are two concrete staircases with metal railings leading to metal personnel doors on the second floor (**Photograph 3**). Each staircase is screened by a brick wall anchored to the building by metal bars. Three can lights are attached to each brick wall. A horizontal band of panels midway on the rear wall divides the first and second floors. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP 6—1-3 Story Commercial Building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northwest, January 15, 2015.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Circa 1877, San Jose Pioneer, San Jose City Directories, Sanborn Fire Insurance Maps; 1947, San Jose Mercury-News

*P7. Owner and Address:

Santa Clara VTA
3331 North 1st Street
San Jose, CA 95134

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

Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 15, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Martin Block, Victory Building, Theater Building

B2. Common Name: Gross-Holmes Building

B3. Original Use: Retail/Offices/Residential B4. Present Use: Retail/Offices

*B5. Architectural Style: International

*B6. Construction History: (Construction date, alteration, and date of alterations) 39-55 North First Street constructed ca. 1877; removal of third floor and bays windows ca. 1935; exterior re-clad in concrete and marble ca. 1969; 25 North First Street constructed in 1947

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

*B8. Related Features: _____

B9. Architect: Levi Goodrich; Kress & Gibson b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 25-55 North 1st Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). Neither of the two buildings on this parcel embody distinctive architectural characteristics of a period, type, or method of construction nor are they the work of a master designer (NRHP Criterion C or CRHR Criterion 3). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, these buildings do not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: *Clyde Arbuckle, History of San Jose; Eugene Taylor Sawyer, History of Santa Clara County; Sanborn Map Company, San Jose, 1884, 1891, 1915, 1932, 1939, 1950; San Jose City Directories (various years); City of San Jose Building Permits; San Jose Chamber of Commerce, The Valley of Heart's Delight.* (See also footnotes).

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: January 2015

(This space reserved for official comments.)



P3a. Description (continued):

The smaller building on the south end of the parcel also has a flat roof and a rectangular plan (**Photograph 4**). This building is clad in stucco and has two storefronts opening onto First Street. The storefront at the corner of the building consists of a full glass door and plate glass windows bordered by tile on each side. A cantilevered canopy flares out to a rounded corner and covers the door and windows. The adjacent storefront has a full glass door and single plate glass window sheltered by the same projecting canopy and bordered by a tile clad wall. Along the south side are a few fixed pane windows on the first floor and a row of metal frame horizontal sliding sash windows on the second floor. The doors and windows on the first floor are covered by plywood. On the rear of the building are two metal personnel doors, the one on the second floor accessed by a concrete stairway with metal railing supported by metal posts. A single metal frame casement window is also on the second floor.

B10. Significance (continued):

Historic Context

The property at 25-55 North 1st Street was initially developed around 1877 during a period of initial settlement and growth of San Jose. San Jose developed in the mid to late nineteenth century after Chester Lyman created a detailed survey of the community in 1848 and established the grid streets and blocks from the Plaza to 8th along the central corridor of Santa Clara Street. Numerous settlers and speculators purchased the city lots and helped establish a commercial district centered on the intersection of Market Street and Santa Clara Street. New brick buildings from one to five stories were built in architecture styles such as Italianate, Richardson Romanesque and Classical Revival to house the businesses. In the subsequent decades, San Jose became the mercantile and financial center of the Santa Clara Valley and the southern San Francisco Bay Area, leading to the expansion of the commercial district and general growth in the city. By 1915, the core blocks of San Jose's downtown were home to stores, offices, entertainment, and municipal buildings. As the city grew, the commercial district expanded out from its downtown core with more retail shops, service businesses, and office buildings spreading out along East Santa Clara Street and up cross streets as far as 7th Street. Development continued to expand the city limits throughout the early and mid twentieth century.¹

The property at 25-55 North 1st Street is within the core area of early downtown San Jose. Calvin Martin, a San Jose real estate investor and livestock dealer, built this building in about 1877 and called it the Martin Block (**Figure 1**). The date of construction is somewhat unclear. A previous study dated the building at 1867, but the building does not appear in early San Jose city directories from 1870 or 1874, suggesting a later date. Martin also owned the St. Francis Block, another large commercial building in downtown. The Martin Block was originally built as a three story brick building with bay windows on at least the east and north sides. It had seven commercial storefronts on the first floor divided by brick partition walls. The second floor contained offices and third floor housed single resident occupancy rooms. It was designed by San Jose architect Levi Goodrich who arrived in San Jose in 1850 and proceeded to have a successful thirty-five year career. Among the other building he designed in San Jose were the First Presbyterian Church, Knox Block, public-school buildings, Santa Clara County Court House and Jail, Bank of San Jose, Normal School, University of the Pacific, and private residences.²

¹ Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, 11; Dill Design Group, "Historic Resources Survey, Downtown San Jose," January 2002, 24; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1884, 1891, 1915); Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 172; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith and McKay, 1985), 59.

² Santa Clara County, Property Assessment Ledgers, 1866, 1867; US Census, 1870 Population Schedule, Santa Clara County, City of San Jose, 2nd Ward, Sheet 92; Dill Design Group, *Expansion of the Century Center*, 24, Appendix IV, 53-54.; "Calvin Martin," *The Pioneer* (San Jose), 11 February 1882; City of San Jose, Block Book, 1886, California Room, San Jose State Library; Charles M. Shortridge, *Santa Clara County and Its Resources* (San Jose: San Jose Historical Museum Association, 1986), 51; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1884) Sheet 18; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1891), Sheet 45; H.S. Foote, ed., *Pen Pictures from the Garden of the World or Santa Clara County California* (Chicago: The Lewis Publishing Company, 1888), 225-227; W.J. Colahan and Julian Pomeroy, *San Jose City Directory* (San Francisco: Excelsior Press, 1870), 89, passim; John B. Hewson, *San Jose City Directory* (San Francisco: Bacon & Company, 1874), 89, 90, passim.

Following the death of Calvin Martin in 1881, James Phelan acquired Martin's estate including the Martin Block. Phelan was a San Francisco banker, mayor of San Francisco from 1897-1902 and United States Senator from 1915-1921. His interests in San Jose, which included six commercial buildings: Alice Building, Louise Building, Martin Block, New York Exchange Block, Phelan Block and Rucker Building, were all managed by Thomas S. Montgomery who operated a firm involved in real estate development and management.³



Figure 1. Martin Block, 1896 (from *Santa Clara County and its Resources*).

The Victory Theater was built in 1898 behind the Martin Block and the adjacent open lot on the north side of the Martin Block was filled in with an entryway to the theater. Thereafter, the Martin Block was sometimes referred to as the Theater Building or the Victory Building. The building survived the 1906 earthquake and continued to be used for retail businesses, offices and residences.⁴

The Victory Building remained in the Phelan Estate through the 1930s. In 1935, the Phelan Estate filed a building permit for alterations to the building costing an estimated \$41,000. It appears that this work included the removal of the third floor and the bay windows. Ground level tenants of the building at this time included a billiards hall, photographer, two real estate agents, locksmith, pharmacy, and tamale company, while upstairs was a watchmaker, dentist, stenographer, civil engineer, physicians, and a US land claim agent.⁵ The Phelan Estate sold the property to E.B. Gross and Warren Holmes in the early

³ Shortridge, *Santa Clara County and Its Resources*, 39; Sawyer, *History of Santa Clara County, California*, 1591; H.S. Foote, ed., *Pen Pictures from the Garden of the World or Santa Clara County California* (Chicago: The Lewis Publishing Company, 1888), 253; "Burglary – Real Estate Sale," *Sacramento Daily Union*, 5 November 1881, 1.

⁴ "1906-San Jose-South," Aerial Photograph, San Jose Picture File, California Room, San Jose State Library; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1891), Sheet 45; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915), Sheet 83.

⁵ Thomas Brothers, *Block Book of San Jose, Volume I* (Los Angeles: Thomas Brothers, 1924); City of San Jose, Building Permit No. 3078, 45 N. 1st Street, July 3, 1935; City of San Jose, Building Permit No. 3960, 45 N. 1st Street, December 21, 1936; City of San Jose, Building Permit No. 3078, 45

1940s. Holmes was the owner of San Jose Hardware while Gross was a Monterey real estate entrepreneur. The pair began investing in downtown property in 1938. Following their acquisition of this parcel, they built a new building on a vacant portion of the parcel south of the Victory Building, currently 25-31 North 1st Street. This land had previously been occupied by another commercial building that, presumably, was demolished. Kress & Gibson designed this building, completed in 1947. Early tenants of the building were Davies & Mejia investment services, Hoefler's Creamery and Coffee Shop, and a jewelry store.⁶

Downtown San Jose remained the commercial center of the city until the end of World War II, when the character of downtown began to change. Urban areas throughout the US like downtown San Jose experienced economic downturns as wealthy and middle-class mostly white residents and businesses that catered to them moved to suburban areas. City leaders responded by promoting urban renewal, a movement that took hold throughout the United States in the 1960s and 1970s and sought to eliminate so-called "urban blight" and attract what were considered by city leaders to be socially and economically preferable businesses and residents back to downtown areas. Amid these general efforts to revitalize San Jose, Gross and Holmes announced in 1968 a "reconstruction" of the Victory Building to modernize its exterior and interior. This work was only performed on the building at 41-55 North 1st Street, while the newer building at 25-31 North 1st Street does not appear to have been updated. While the historical record is unclear on what updates occurred, it appears to have included re-cladding the exterior with concrete and marble and installing new windows and doors. The partners also renamed the building at this time the Gross-Holmes Building. While the Gross-Holmes Building changed its exterior, the tenants remained a mixture of retail shops and professional offices. The current owner, Santa Clara VTA, bought the property in 2007.⁷

Evaluation

The property at 25-55 North 1st Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The Gross-Holmes Building at 41-55 North 1st Street (formerly known as Martin Block, Theatre Building and Victory Building) was built circa 1877 as part of the early commercial development of downtown San Jose. The building, however, was one of several multi-story commercial buildings built downtown during this era and does not have important associations with the commercial development of downtown, and therefore, does not meet these criteria. Moreover, it has been substantially altered from its original design and has lost integrity (see complete integrity discussion below). The building at 25-31 North 1st Street, built in 1947, also is not historically significant under these criteria. The small commercial building was built on a vacant portion of this parcel. Its construction was a continuation of a long established trend of commercial development downtown.

Under NRHP Criterion B or CRHR Criterion 2, this property is not important for associations with persons who made important contributions to history. Original owner Calvin Martin was a local commercial real estate entrepreneur who does not appear to have made significant contributions to his profession for the purposes of these criteria. The subsequent owner was James Phelan, a well known and successful banker and politician from San Francisco. This building was one of numerous investment opportunities Phelan owned throughout the region and among at least seven commercial buildings he owned in San Jose at the time. As such the building is not directly associated with his productive life and does not reflect his contributions to history. The other long-term owners, E.B. Gross and Warren Holmes, were real estate entrepreneurs and

N. 1st Street, July 3, 1935; City of San Jose, Building Permit No. 3960, 45 N. 1st Street, December 21, 1936; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915, 1932, 1939, 1950), Sheet 83; R.L. Polk & Company, *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1939), 608; R.L. Polk & Company, *San Jose City Directory*, 1939, 636.

⁶ "Building Planned on N. First St.," *San Jose Mercury-News*, 13 December 1946, Clipping File, California Room, San Jose State Library; California Register of Voters, 1900-1942, ancestry.com, accessed February 15, 2008; "Landmark to Serve As S.J. Rebuilding Symbol," *San Jose Mercury-News*, 13 March 1968, Clipping File, California Room, San Jose State Library; City of San Jose, Building Permit No. 6314, 43 N. 1st Street, August 16, 1948; City of San Jose, Building Permit No. 117580, 45 N. 1st Street, September 1, 1953; City of San Jose, Building Permit No. 18731, 45 N. 1st Street, April 14, 1954; City of San Jose, Building Permit No. 34706, 41-43 N. 1st Street, November 15, 1960; R.L. Polk & Company, *San Jose City Directory*, 1949, 960; R.L. Polk & Company, *San Jose City Directory*, 1960, 1, 2; Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, Appendix IV, 53-54.

⁷ "Landmark to Serve As S.J. Rebuilding Symbol," *San Jose Mercury-News*, 13 March 1968, Clipping file, San Jose State Library; R.L. Polk & Company, *San Jose City Directory*, 1960, 2.

there is no evidence to suggest they made important contributions to history. Similarly, it does not appear that any of the other short-term owners or tenants associated with this building meet these criteria.

These two buildings at 25 North 1st Street and 39-55 North 1st Street are not eligible under NRHP Criterion C or CRHR Criterion 3 because they do not possess distinctive characteristics of a type, period, or method of construction, nor are they important works of a master architect. Both of the buildings on this parcel are International Style buildings, a style popular from the 1930s through the 1960s. The style is characterized by simple, rectilinear geometrical forms; concrete construction; lack of ornamentation; cantilevered elements; unadorned, smooth wall surfaces; repeating elements; horizontal emphasis; flat roof terminating at the wall plane; large plate glass windows; ribbon windows; spandrel panels; symmetrical facades; and multiple roof levels.⁸ While these two buildings exhibit some traits of International architecture, they are both modest and typical examples of the style and lack architectural distinction. As such, they are not historically significant for their type, period, or method of construction and fail to meet this criterion. The original architect of the Gross-Holmes Building is Levi Goodrich, but because of the building's extensive alterations sometime around 1935 and 1969 it no longer represents Goodrich's work and cannot be considered the work of a master for its association with Goodrich. The architect of the 1969 alterations is unknown. Under NRHP Criterion D / CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies.

In addition to lacking historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the extensive alterations to the building—including removal of the third floor, re-siding, replacing windows and doors—diminished the integrity of design, workmanship, materials, feeling, and association.

Photographs (continued):



Photograph 2. 41-55 N 1st Street, camera facing southwest, January 15, 2015.

⁸ Lee McAlester and Virginia McAlester, *Field Guide to American Houses* (New York: Alfred A. Knopf, 1988), 469-470; Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W.W. Norton & Co., 1998), 182-183.

Photographs (continued):



Photograph 3. Showing rear of buildings, camera facing northeast, January 15, 2015.



Photograph 4. Showing 25 & 31 N. 1st Street, camera facing northwest, January 15, 2015.

P1. Other Identifier: 84-90 North Market Street; Raley Building

P2c. Address: 84-90 North Market Street City: San Jose Zip: 95113

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

The property at 84 North Market Street was previously evaluated and recorded on a Historic Resources Inventory form in 1991 by Glory Anne Laffey of Archives & Architecture as part of the URM Survey. Franklin Maggi with Dill Design Group also recorded and evaluated this property on a DPR form in 2002 as part of the “Historic Resources Assessment for the Mixed-Use Project and Expansion of the Century Center Redevelopment Plan Area EIR.” This property has been field checked and it appears generally unchanged since the 2002 survey except for new tile around the storefront windows (**Photographs 1 and 2**). Copies of the previous evaluations are attached.

*P3b. **Resource Attributes:** (List attributes and codes) HP6—1-3 story commercial building

*P6. **Date Constructed/Age and Sources:** 1903, City of San Jose Building Permit/ Maggi/Dill Design Group

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

Steven J. Melvin & Rebecca Flores, JRP Historical Consulting, LLC, 2850 Spafford Street Davis, CA 95618

*P9. **Date Recorded:** January 15, 2015

*P11. **Report Citation:** (Cite survey report and other sources, or enter “none.”) JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 2016.

*B5. **Architectural Style:** Two-Part Commercial Block

*B6. **Construction History:** (Construction date, alteration, and date of alterations) Constructed in 1903; alterations to first floor façade including new doors and windows, date unknown

*B10. **Significance:** Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property was previously evaluated in 1991 and found not eligible for the National Register of Historic Places (NRHP). In 2002, Franklin Maggi of the Dill Design Group also found this property not eligible for the (NRHP) and the California Register of Historic Resources (CRHR). Maggi did find the building to be a City of San Jose Structure of Merit based on its architectural design. This designation is used by the city to identify buildings for which “preservation should be high priority.” This property is not listed in the city’s historic resources inventory. This property is also not listed in the California Historic Resources Inventory System list.

The present study agrees with the previous two evaluations that the property at 84 North Market Street in San Jose does not appear to meet the criteria for listing in the NRHP or the CRHR because it does not have historical significance. The property does not share significant associations with downtown commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this building does not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

In addition to lacking historical significance and not meeting the above criteria, the replacement of the ground floor windows and doors, installation of tiles surrounding the windows, and demolition of all of the surrounding buildings have diminished the property’s integrity of design, workmanship, materials and setting.

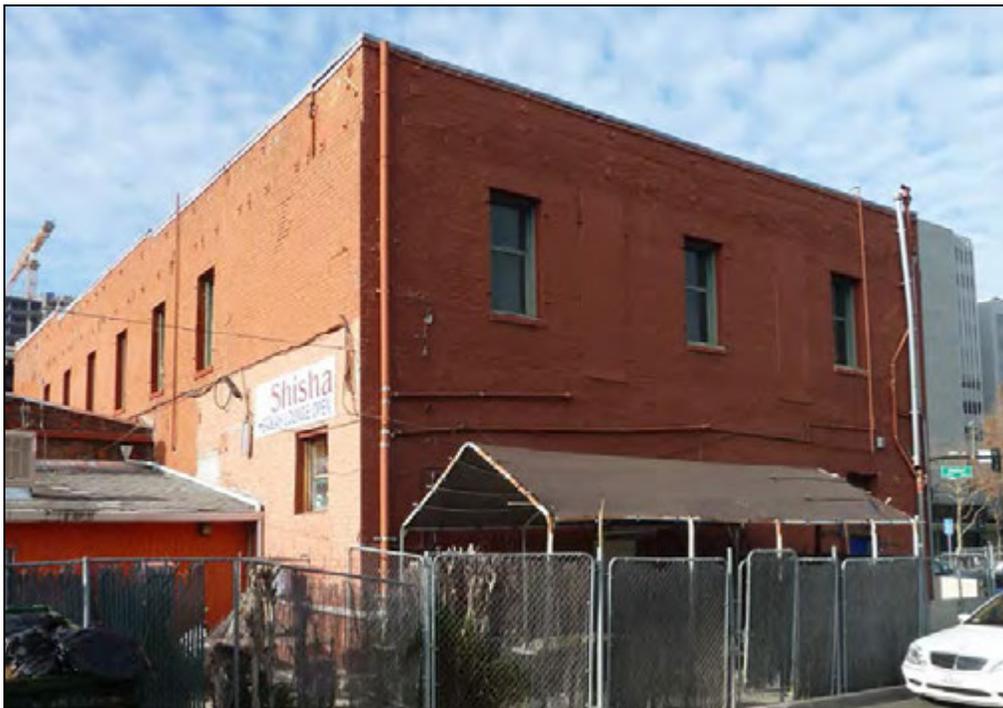
*B14. **Evaluator:** Steven J. Melvin and Leslie Ann Trew

*Date of Evaluation: February 2015

P5b: Photographs:



Photograph 1. Camera facing southeast, January 15, 2015.



Photograph 2. Rear of building, camera facing northwest, January 15, 2014.

Previous Historic Resources Inventory form:

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 19

Identification and Location Ser. No. _____
 National Register Status 6Z1
 Local designation NS

1. Historic name Argonaut Rooms

*2. Common name or current name Tulleo Hotel, Dianetics, The Crepe Shop

*3. Number & street 84-86 N. Market Cross-corridor _____
 City San Jose Vicinity only _____ Zip 95113 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

5. Quad map No. _____ Parcel No. 259-34-029 Other _____

Description

6. Property Category Building If district, number of documented resources _____

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This two-story early 20th century brick commercial building has a flat roof with a parapet trimmed with a double brick coping and a denticulated cornice. The upper story windows are paired and separated by plain brick pilasters. Windows headers are angled brick, and a projected continuous sill forms a secondary cornice. The storefronts have been individually remodeled with aluminum frame display windows and doors.



8. Planning agency Planning Dept.

9. Owner Address Loyal F. Elam
133 W. Edith Ave.
Los Altos 94022

10. Type of Ownership Private

11. Present Use Commercial

12. Zoning C3H

13. Threats URM

Ser. No. _____ PO Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800).
 All items must be completed for historical resources survey information.

Historical Information

- * 14. Construction date(s) 1920A Original location same Date moved _____
 15. Alterations & date Remodeled storefronts
 16. Architect Unknown Builder Unknown
 17. Historic attributes (with number from list) 03, 06--furnished rooms, retail

Significance and Evaluation

18. Context for evaluation: Theme Commerce Area San Jose
 Period 1918-1945 Property Type stores Context formally developed? yes

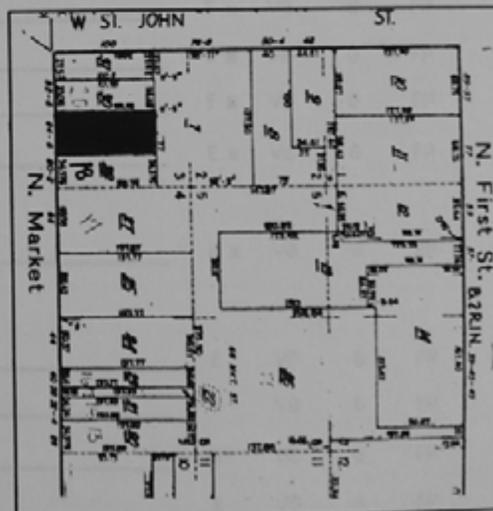
- * 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This area of N. Market Street in the early part of the century was a center for retail clothing and other small retail businesses. By the early 1920s, the upper story of the building functioned as the Argonaut rooming house operated by Mrs. Nellie Hudson, and the tenants of the lower retail spaces were various retail shops and restaurants. This and the adjacent building at 80-82 N. Market Street are the only remaining buildings on the east side of the street in this block.

20. Sources:

Visual Survey, 10/8/91; Thomas Brothers, Assessor's Block Books, 1890-1925; City Directories, 1870-1975; Sanborn Maps, 1884-1935; Davis, E., Davis' Commercial Encyclopedia of the Pacific Southwest, 1911; Sawyer, E., History of Santa Clara County, 1922.

21. Applicable National Register criteria N/A
 22. Other recognition _____
 State Landmark No. (if applicable) _____
 23. Evaluator Glory Anne Laffey
 Date of evaluation 12/9/91
 24. Survey type Project Related
 25. Survey name URM Survey
 26. Year Form Prepared 1991
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose 95123
 Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME The Argonaut SURVEY REF. NO. 19
 ADDRESS 84-86 N. Market Street

A. VISUAL QUALITY/DESIGN					
1. EXTERIOR	_____	E	VG	G x	FP
2. STYLE	_____	E	VG	G x	FP
3. DESIGNER	_____	E	VG	G	FP x
4. CONSTRUCTION	_____	E	VG	G	FP x
5. SUPPORTIVE ELEMENTS	_____	E	VG	G	FP x
B. HISTORY/ASSOCIATION					
6. PERSON/ORGANIZATION	_____	E	VG	G	FP x
7. EVENT	_____	E	VG	G	FP x
8. PATTERNS	<u>Downtown commercial development</u>	E	VG	G x	FP
9. AGE	_____	E	VG	G x	FP
C. ENVIRONMENTAL/CONTEXT					
10. CONTINUITY	_____	E	VG	G	FP x
11. SETTING	_____	E	VG	G	FP x
12. FAMILIARITY	_____	E	VG	G x	FP
D. INTEGRITY					
13. CONDITION	_____	E x	VG	G	FP
14. EXTERIOR ALTERATIONS	_____	E x	VG	G	FP
15. STRUCTURAL REMOVALS	_____	E x	VG	G	FP
16. SITE	_____	E x	VG	G	FP
E. REVERSIBILITY					
17. EXTERIOR	_____	E x	VG	G	FP
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS					
18. INTERIOR/VISUAL	_____	E	VG	G	FP
19. INTERIOR/HISTORY	_____	E	VG	G	FP
20. INTERIOR ALTERATIONS	_____	E	VG	G	FP
21. REVERSIBILITY/INTERIOR	_____	E	VG	G	FP

REVIEWED BY Glory Anne Laffey DATE: 12/9/91

				<u>EVALUATION TALLY SHEET</u>		SURVEY REF. NO. <u>19</u>	
E	<u>Value</u>						
	VG	G	FP	A. VISUAL QUALITY/DESIGN			
		6		1. Exterior			
		4		2. Style			
			3. Designer				
			4. Construction				
			5. Supportive Elements				
			VISUAL QUALITY/DESIGN SUB-TOTAL		10		
			B. HISTORY/ASSOCIATION				
			6. Person/Organization				
			7. Event				
			8. Patterns				
			9. Age				
			HISTORY/ASSOCIATION SUB-TOTAL		8		
			C. ENVIRONMENTAL/CONTEXT				
			10. Continuity				
			11. Setting				
			12. Familiarity				
			ENVIRONMENTAL/CONTEXT SUB-TOTAL		4		
			A & C SUB-TOTAL		14		
			B SUB-TOTAL		8		
			PRELIMINARY TOTAL (SUM of A, B, & C)		22		
E	<u>Value</u>			D. INTEGRITY			
	VG	G	FP	13. Alterations			
				From A, B & C Sub-Totals	22	X	0
				14. Exterior Alterations			
				From A & C Sub-Totals	14	X	0
				From B Sub-Total	8	X	0
				15. Structural Removals			
				From A & C Sub-Totals	14	X	0
				From B Sub-Total	8	X	0
				16. SITE			
			From B Sub-Total	8	X	0	
			INTEGRITY DEDUCTIONS (SUB-TOTAL)			0	
			ADJUSTED SUB-TOTAL	22	-	0	= 22
			PRELIMINARY TOTAL			INTEGRITY DEDUCTIONS	
			E. REVERSIBILITY				
			17. Exterior			3	
			TOTAL			25	
E	<u>Value</u>			F. ADDITIONAL CONSIDERATIONS/BONUS POINTS			
	VG	G	FP	18. Interior Visual Quality			
				19. History/Association of Interior			
				20. Interior Alterations			
				21. Reversibility/Interior			
				BONUS POINTS SUB-TOTAL			
			ADJUSTED TOTAL (With Bonus Points)			25	

Previous DPR 523 form:

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

Page 1 of 3

Other Listings Review Code _____ Reviewer _____ Date _____

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

*Resource Name or #: (Assigned by recorder) SDCC40

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 West Date 1980 photorevised T78; R1E; Mount Diablo B.M.

c. Address 84 North Market Street City San Jose Zip 95113

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598107 mE/ 4132795 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 Assessor's Parcel Number: 259-34-029,
east side of North Market Street between West Santa Clara and St. John Streets.

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

This building is of un-reinforced brick, constructed just prior to the 1906 Earthquake. The north wall may have predated this construction, appearing to be a part of the earlier one-story building that had been located to the north. The one and two-story wood structure that had been located on the subject site prior to 1903 had some brick components in the rear and south walls, but it is not known if these walls remain in the current building configuration. The sidewalls at property line are windowless on the north elevation, where earlier openings are evident but now sealed, and on the south elevation, five one-over-one double-hung windows are evident. The rear has been added to over the years with a mix of small ancillary spaces. The front brick facade is a four part vertical composition with exposed brick pilasters at the second level that rise to a parapet with a layered brick cornice set in a highly detailed relief. There are four separate elements of this horizontal composition: an articulated cap over the narrowed top of the pilasters, a four-course brick band stepped outward over a brick dentil, a band of what appears to be wood molding (but is actually brick) that jogs across the façade, and sets of angled bricks recessed into panels set above the windows.
 (Continued Page 3, DPR523L, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (View, date, accession #)
View from south, 9/2001

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1903

*P7. Owner and Address:
Naranji Patel
5995 Crossmont Circle
San Jose, CA 95120

*P8. Recorded by: (Name, affiliation, and address)
F. Maggi/C. Duval for
Dill Design Group
110 N Santa Cruz Ave
Los Gatos CA 95030

*P9. Date Recorded: Jan. 10, 2002

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")
Dill Design Group, Historic Resources Assessment for the Mixed-Use Project and Expansion of the Century Center Redevelopment Plan Area EIR, for Michael Brandman and Associates, Jan. 2002.

*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)

DPR 523 (1/95)

***Required information**

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

Page 2 of 3 Primary # _____ HRI # _____
 *NRHP Status Code (5) SJCC40

*Resource Name or # (Assigned by recorder)

B1. Historic Name: Raley Building / The Argonaut
 B2. Common Name: Taqueria La Mordida
 B3. Original use: Wholesale grocery / residential B4. Present Use: Restaurant
 *B5. Architectural Style: Neo-classical Revival
 *B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1903.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a
 *B8. Related Features:
None

B9a Architect: Jacob Lenzen b. Builder: R. O. Summers
 *B10. Significance: Theme Commerce Area Downtown San Jose
 Period of Significance 1903 Property Type Commercial Applicable Criteria None
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
 The building located at 84-86 (formerly 84-90) North Market Street was constructed in 1903 by Wilbur Raley, a commission merchant. The architect for the two-story brick building was Jacob Lenzen and the contractor was R. O. Summers. Raley was a well-known merchant in both San José and Palo Alto where he conducted a prosperous wholesale feed business. Upon his untimely death in 1908, the building's ownership passed to his wife Grace, daughter of prominent local rancher Henry Curtner. Mrs. Raley retained the building until selling in 1935 to Pietro Lippolis, who owned the property until at least the 1950s. The ground level housed the commission business of Raley & Co. between 1903 and 1908. This business was acquired by A. G. Col Company who occupied the building until 1912.
 A. G. Col was also a wholesale commission merchant. A native of France, he came to San José at the age of thirteen and went to work at the City Store, which was owned by relatives. In 1901, he founded his own business as a commission merchant, specializing in fruits, vegetables, and other types of produce. In 1912, Col's business relocated to the west side of Market Street, and his partner, J. J. Montevaldo founded the Monte Fruit Company with Nicholas Spinatti, which continued to operate out of the Raley Building. Montevaldo invested in the Keystone Company when he initially arrived in San José. The business remained at this location until about 1918, and was one of several businesses of this type that occupied adjacent and nearby buildings during the first two decades of the 1900's.
 After 1918, various tenants occupied the downstairs stores. The store at #84 has been a billiard parlor, clothes cleaners and shoe repair shop, a restaurant, and a tavern. The store at #86 has been occupied by restaurants, a barbershop, clothing stores, and general merchandise stores. The upstairs portion of the Raley Building, 90 North Market Street, was The Occidental; a hotel that offered furnished rooms between 1903 and 1914. The name changed to The Argonaut between 1915 and 1947; and by 1949, it was the Tullido Hotel. (Continued on page 3, DPR523L, Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP5. Hotel

*B12. References:
 Laffey, G. A., 84-86 N. Market Street DPR, 1991.
 San Jose Daily Mercury, "Wilbur Raley dies after Brief Illness, Well-Known Merchant Falls to Rally After Operation for Appendicitis," Feb. 13, 1908.
 San Jose Daily Mercury, "Value of Estate Left by Late Wilbur Raley," Feb. 15, 1908.
 Santa Clara County, Certificate of Completion, Misc. Records 13:463, April 11, 1903.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Jan. 10, 2002

(This space reserved for official comments.)



DPR 523 (1/95) *Required Information

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

Page 3 of 3

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or # (Assigned by recorder) SJCC40

*Recorded by Franklin Maggi & Charlene Duval *Date Jan. 10, 2002 Continuation Update

(Continued from Page 1, DPR523a, Section P3. Description)
The windows, deeply recessed into the wall are one-over-one double-hung couplets with wood sash that are faced with narrow wood pilasters that are topped by capital moldings. The window ledges are integrated into a wide brick band that dominates the composition at mid-building height. Below this band are two recessed storefronts and a small entry to the upstairs located at the north end of the building. The storefronts have been remodeled, although round pilasters are still evident within the walls. A contemporary canvas canopy has been added at the transom areas. A vertical "hotel" sign hangs above the upstairs entry; the letters of the sign have neon facings. The interior was not reviewed as a part of this evaluation.

(Continued from page 2 DPR523b, Section B10 Significance)
This and the adjacent building at 80-82 North Market Street are the only remaining historic buildings on the east side of the street in this block. Most of the other buildings of the same vintage were demolished in the early 1990s. The building was evaluated as a part of the San José Historic Resources Survey Update for un-reinforced masonry buildings in 1992 and was not found to meet the minimum qualifications for listing on the Inventory. The building was not specifically evaluated as a part of the Year 2000 Downtown Historic Resources Survey. It was evaluated as a part of this assessment, and found to qualify as a Structure of Merit, based on its architectural design, as the work of prominent regional architect Jacob Lenzen. It is also locally significant due to its association with early twentieth century feed and produce commerce, a business type that had been centered along the North Market Street area from the late nineteenth century to the 1920s. Because this district no longer physically exists, the building does not effectively illustrate the broader pattern of economic development of which it was a part. The design, although a well-executed implementation of a brick storefront for the period, which has clearly identifiable visual and design value, is not a distinctive representation of this building type. It would not therefore appear to meet the minimum criteria for listing on the National Register of Historic Places, or the California Register of Historical Resources.

View of upper façade, F.Maggi, Sept. 2001.



*Required information

DPR 523 (1/95)

P1. Other Identifier: 80 North Market Street

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

The property at 80 North Market Street was previously evaluated and recorded on a Historic Resources Inventory form in 1991 by Glory Anne Laffey of Archives & Architecture as part of the URM Survey. Franklin Maggi with Dill Design Group also recorded and evaluated this property on a DPR form in 2002 as part of the “Historic Resources Assessment for the Mixed-Use Project and Expansion of the Century Center Redevelopment Plan Area EIR.” This property has been field checked and notable alterations since the last survey are removal of a portion of the parapet wall on the south side and a small addition at the rear (**Photograph 1** and **Photograph 2**). Copies of the previous evaluations are attached.

*P3b. **Resource Attributes:** (List attributes and codes) HP6—1-3 story commercial building

*P6. **Date Constructed/Age and Sources:** ca. 1903, Maggi/Dill Design Group

*P8. **Recorded by:** JRP Historical Consulting, LLC, 2850 Spafford Street, Davis, CA 95618

*P11. **Report Citation:** (Cite survey report and other sources, or enter “none.”) JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 2016.

*B5. **Architectural Style:** One-Part Commercial Block

*B6. **Construction History:** (Construction date, alteration, and date of alterations) Constructed ca. 1903; rear addition, date unknown; replacement front door, date unknown; rear addition for freezer, 2012, removal of a portion of the parapet wall on the south side, date unknown

*B10. **Significance:** Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

This property was previously evaluated in 1991 and found not eligible for the National Register of Historic Places (NRHP). In 2002, Franklin Maggi of the Dill Design Group also found this property not eligible for the (NRHP) and the California Register of Historic Resources (CRHR). This property is also not listed in the California Historic Resources Inventory System list.

The present study agrees with the previous two evaluations that the property at 80 North Market Street in San Jose does not appear to meet the criteria for listing in the NRHP or the CRHR because it does not have historical significance. The property does not share significant associations with downtown commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this building does not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

In addition to lacking historical significance and not meeting the above criteria, the replacement of the front door, two small additions on the rear, removal of a portion of the parapet wall on the south side, and demolition of all of the surrounding buildings have diminished the property’s integrity of design, workmanship, materials and setting.

*B14. **Evaluator:** Steven J. Melvin and Leslie Ann Trew

*Date of Evaluation: February 2015

P5b: Photographs:



Photograph 1. Camera facing northeast, January 15, 2015.



Photograph 2. Side and rear of building, camera facing northwest, January 15, 2015.

Previous Historic Resources Inventory form:

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 Office of Historic Preservation
Historic Resources Inventory

Survey Ref. No. 18

Identification and Location Ser. No. _____
 National Register Status 6Z1
 Local designation NS

1. Historic name None

*2. Common name or current name White Lotus Vegetarian Restaurant

*3. Number & street 80-82 N. Market Cross-corridor _____
 City San Jose Vicinity only _____ Zip 95113 County Santa Clara

4. UTM Zone _____ A _____ B _____ C _____ D _____

5. Quad map No. _____ Parcel No. 259-34-028 Other _____

Description

6. Property Category Building If district, number of documented resources _____

*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The roof of this one-story brick commercial building has a shallow gable with a false plastered facade and a denticulated cornice. The store front has been remodeled with aluminum frame plate glass display windows topped with a band of fixed, wood-frame transoms. Glazed ceramic tile sheathes the wainscot and walls. The building presently functions as a restaurant and features a dining patio in the rear.



8. Planning agency Planning Dept.

9. Owner Address Loyal Flam
133 W. Edith Street
Los Altos, CA 94022

10. Type of Ownership Private

11. Present Use Commercial

12. Zoning C3H

13. Threats URM

Ser. No. _____ P.O. Box 942896, Sacramento, CA 94287-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

Historical Information

- * 14. Construction date(s) 1920A Original location sane Date moved _____
- 15. Alterations & date Storefront aluminum display windows
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 06--retail

Significance and Evaluation

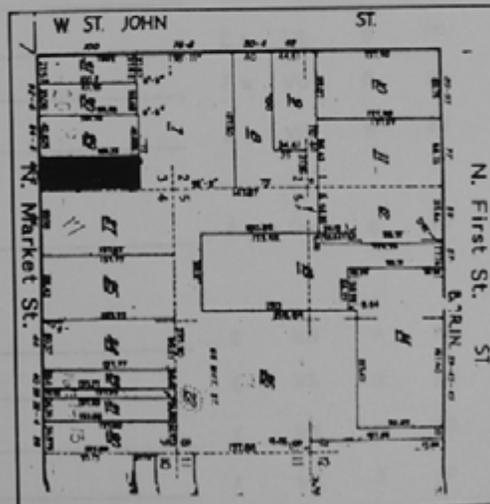
- 18. Context for evaluation: Theme Commerce Area San Jose
 Period 1918-1945 Property Type store Context formally developed? yes

- * 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

In the early part of the century, this area of N. Market Street was a center for retail clothing and other small shops. This property was owned by Joseph Pene, a blacksmith, in 1890, and remained in the Pene family until 1926. The building was constructed after 1913 and was acquired by Frank Schein and Henry Pascoe in 1926. Schein sold shoes and Pascoe was a plumber in 1922. It is likely that this building originally served as a shoe store. The earliest confirmed listing for this address was found in the 1930 City Directory when the building served as a men's clothing store. This and the adjacent building at 84-86 N. Market Street are the only remaining buildings on the east side of the street in this block.

20. Sources:
 Visual Survey, 10/8/91; Thomas Brothers, Assessor's Block Books, 1890-1925; City Directories, 1870-1975; Sanborn Maps, 1889-1929; Great Register 1890.

- 21. Applicable National Register criteria N/A
- 22. Other recognition _____
 State Landmark No. (if applicable) _____
- 23. Evaluator Glory Anne Laffey
 Date of evaluation 12/9/91
- 24. Survey type Project Related
- 25. Survey name URM Survey
- 26. Year Form Prepared 1991
 By (name) Glory Anne Laffey
 Organization Archives & Architecture
 Address 353 Surber Drive
 City & Zip San Jose 95123
 Phone (408) 227-2657



EVALUATION SHEET

HISTORIC RESOURCE NAME White Lotus Vegetarian Restaurant SURVEY REF. NO. 18
 ADDRESS 80-82 N. Market Street

A. VISUAL QUALITY/DESIGN		E	VG	G x	FP
1. EXTERIOR	_____	E	VG	G x	FP
2. STYLE	_____	E	VG	G	FP x
3. DESIGNER <u>Unknown</u>	_____	E	VG	G	FP x
4. CONSTRUCTION	_____	E	VG	G	FP x
5. SUPPORTIVE ELEMENTS	_____	E	VG	G	FP x
B. HISTORY/ASSOCIATION		E	VG	G	FP x
6. PERSON/ORGANIZATION	_____	E	VG	G	FP x
7. EVENT	_____	E	VG	G x	FP
8. PATTERNS <u>Downtown commercial development</u>	_____	E	VG	G x	FP
9. AGE <u>c1920</u>	_____	E	VG	G x	FP
C. ENVIRONMENTAL/CONTEXT		E	VG	G	FP x
10. CONTINUITY	_____	E	VG	G	FP x
11. SETTING	_____	E	VG	G x	FP
12. FAMILIARITY	_____	E x	VG	G	FP
D. INTEGRITY		E x	VG	G	FP
13. CONDITION	_____	E x	VG	G	FP
14. EXTERIOR ALTERATIONS	_____	E x	VG	G	FP
15. STRUCTURAL REMOVALS	_____	E x	VG	G	FP
16. SITE	_____	E x	VG	G	FP
E. REVERSIBILITY		E x	VG	G	FP
17. EXTERIOR	_____	E x	VG	G	FP
F. ADDITIONAL CONSIDERATIONS/BONUS POINTS		E	VG	G	FP
18. INTERIOR/VISUAL	_____	E	VG	G	FP
19. INTERIOR/HISTORY	_____	E	VG	G	FP
20. INTERIOR ALTERATIONS	_____	E	VG	G	FP
21. REVERSIBILITY/INTERIOR	_____	E	VG	G	FP

REVIEWED BY Glory Anne Laffey DATE: 12/9/91

				<u>EVALUATION TALLY SHEET</u>	SURVEY REF. NO. <u>18</u>
		<u>Value</u>			
E	VG	G	FP	A. VISUAL QUALITY/DESIGN	
		6		1. Exterior	
		4		2. Style	
			0	3. Designer	
			0	4. Construction	
			0	5. Supportive Elements	
				VISUAL QUALITY/DESIGN SUB-TOTAL	<u>10</u>
			0	B. HISTORY/ASSOCIATION	
			0	6. Person/Organization	
		5		7. Event	
		3		8. Patterns	
				9. Age	
				HISTORY/ASSOCIATION SUB-TOTAL	<u>8</u>
			0	C. ENVIRONMENTAL/CONTEXT	
			0	10. Continuity	
		4		11. Setting	
				12. Familiarity	
				ENVIRONMENTAL/CONTEXT SUB-TOTAL	<u>4</u>
				A & C SUB-TOTAL	<u>14</u>
				B SUB-TOTAL	<u>8</u>
				PRELIMINARY TOTAL (SUM of A, B, & C)	<u>22</u>
		<u>Value</u>		D. INTEGRITY	
E	VG	G	FP	13. Alterations	
0				From A, B & C Sub-Totals	<u>22</u> X <u>0</u> = <u>0</u>
0				14. Exterior Alterations	
0				From A & C Sub-Totals	<u>14</u> X <u>0</u> = <u>0</u>
				From B Sub-Total	<u>8</u> X <u>0</u> = <u>0</u>
0				15. Structural Removals	
0				From A & C Sub-Totals	<u>14</u> X <u>0</u> = <u>0</u>
0				From B Sub-Total	<u>8</u> X <u>0</u> = <u>0</u>
0				16. SITE	
				From B Sub-Total	<u>8</u> X <u>0</u> = <u>0</u>
				INTEGRITY DEDUCTIONS (SUB-TOTAL)	<u>0</u>
				ADJUSTED SUB-TOTAL	<u>22</u> - <u>0</u> = <u>22</u>
				PRELIMINARY TOTAL	INTEGRITY DEDUCTIONS
				E. REVERSIBILITY	
				17. Exterior	<u>3</u>
				TOTAL	<u>25</u>
		<u>Value</u>		F. ADDITIONAL CONSIDERATIONS/BONUS POINTS	
E	VG	G	FP	18. Interior Visual Quality	
				19. History/Association of Interior	
				20. Interior Alterations	
				21. Reversibility/Interior	
				BONUS POINTS SUB-TOTAL	
				ADJUSTED TOTAL (With Bonus Points)	<u>25</u>

Previous DPR 523 form:

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

Page 1 of 2

Other Listings Review Code _____ Reviewer _____ Date _____

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

P1. Other Identifier: White Lotus Restaurant *Resource Name or #: (Assigned by recorder) SJCC39

*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 West Date 1980 photorevised T7S; R1E; Mount Diablo B.M.

*c. Address 80 North Market Street City San Jose Zip 95113

*d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598107 mE/ 4132795 mN

*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 259-34-028, east side of North Market Street between West Santa Clara and St. John Streets.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The building is of one-story brick construction with wood ancillary additions to the rear, and is of a vernacular design with a high exposed brick parapet at the front topped by a dentil and cornice. The storefronts have original wood framing and the glass transom spans the building width under a contemporary canvas canopy. The storefronts have been embellished with glazed ceramic tile; the date of this renovation is not known. The interior was not reviewed as a part of this evaluation, although original columns that penetrate into a dropped ceiling can be observed within the existing restaurant.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-1 story commercial building

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

P5b. Description of Photo: (View, date, accession #)
View from south, Aug 2001.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1903

*P7. Owner and Address:
Naranji Patel
5995 Crossmont Circle
San Jose, CA 95120

*P8. Recorded by: (Name, affiliation, and address)
F. Maggi/C. Duval for
Dill Design Group
110 N Santa Cruz Ave
Los Gatos CA 95030

*P9. Date Recorded: Jan. 10, 2002

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Dill Design Group, Historic Resources Assessment for the Mixed-Use Project and Expansion of the Century Center Redevelopment Plan Area EIR, for Michael Brandman and Associates, Jan. 2002,

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

*Required information

DPR 523 (1/95)

Primary # _____
HRI # _____

*NRHP Status Code [6]
SJCC39

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

Page 2 of 2

*Resource Name or # (Assigned by recorder)

B1. Historic Name: Pene Building / Pestarino Building
 B2. Common Name: White Lotus Restaurant
 B3. Original use: _____ B4. Present Use: Vacant
 *B5. Architectural Style: Neo-classical Revival
 *B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1903.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a
 *B8. Related Features:
None

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commerce Area Downtown San Jose Applicable Criteria None
 Period of Significance 1903 Property Type Commercial (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The building at 80 North Market Street was constructed about 1903. The owner of the property at the time of construction appears to be Joseph Pene. Not much is know about Pene; in the 1880s, he was a blacksmith who had a shop at the northwest corner of San Pedro and Post Streets. The first tenant of the building was D. L. Desimone & Company, a wholesale commission merchant who dealt in fruits and vegetables. Walter Raley, cousin of Wilber Raley who operated a similar business in the adjacent building to the north (84-90 North Market Street) was a partner of Desimone initially. This building, as well as the two buildings to the north, and other buildings along Market Street were part of a complex of wholesale feed and produce businesses in the early decades of the twentieth century. D. L. Desimone & Company remained in #80-82 until 1907 when his former partner Walter Raley's new business, Raley & Company took over the building. That business later relocated to 92-94 North Market Street.
During the 1910s, the building had a barber as a tenant, followed by Abraham Silver, a shoemaker, and Louis L. Silver, a ladies' tailor. Mary Pene, Joseph's widow, left the property to her daughter Clotilde Pene in 1925. In 1926, the property was purchased by Henry J. Pascoe, a plumber at 208 West Santa Clara Street. During Pascoe's ownership, the building was occupied by a barber, men's furnishings shop, and a second-hand store. In 1944, Pascoe sold the building to Fortune A. Pestarino who owned the building until his death about 1985. During Pestarino's ownership, Bianchi & Pestarino, a department store, operated in the building until the early 1960s. The next owner, Loyal F. Elam, opened the White Lotus Vegetarian Restaurant, the use that continues in 2001.
This and the adjacent building at 84-86 North Market Street are the only remaining historic buildings on the east side of the street in this block. Most of the other buildings of the same vintage were demolished in the early 1990s. The building was evaluated as a part of the San José Historic Resources Survey Update for un-reinforced masonry buildings in 1992 and was found not to meet the minimum qualifications for listing on the Inventory. It was evaluated and found not to meet the minimum qualifications for listing on the San Jose Historic Resources Inventory, the minimum criteria for listing on the National Register of Historic Places, or the California Register of Historical Resources.

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

*B12. References:
Davis, E., Davis' Commercial Encyclopedia of the Pacific Southwest, 1915.
Harriman, F., Block-Book of the City of San José, 1909.
Laffey G. A., 80-82 N. Market Street DPR, 1991.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Jan. 10, 2002

(This space reserved for official comments.)



*Required information

DPR 523 (1/95)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # E-34

P1. Other Identifier: 31 North Market Street

*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 West San Jose Date 1961 (photorevised 1980) T ____; R ____; ___ ¼ of Sec ____; M.D.B.M.

c. Address 31 North Market Street City San Jose Zip 95113

d. UTM: (give more than one for large and/or linear resources) Zone ____; ____mE/ ____mN

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

Assessor Parcel Number: 259-34-040

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

This Enframed Window Wall building at 31 North Market Street is located in downtown San Jose (**Photograph 1**). It is a one-story reinforced concrete building with a rectangular footprint and flat roof. The front façade is flush with the abutting buildings on both sides, and features a recessed storefront on the lower half surrounded by smooth stucco walls. An enclosed courtyard with open-air shelters is located at the rear, San Pedro-facing side (west) of the building. The recessed storefront on the front façade has stacked brick veneer, large fixed-pane aluminum windows, and glazed aluminum double doors with transom. A cantilevered awning supported with guy wires shelters the storefront and neon lettering of the business name “Sonoma Chicken Coop” is affixed to the front edge of the awning. There is also a company sign centrally placed just below the roofline and illuminated by gooseneck lights affixed to the roof. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #): Photograph 1. East side fronting N. Market Street; camera facing west, January 15, 2015

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1956; RealQuest Professional database

*P7. Owner and Address:
Besson Family Limited Partnership II
5674 Sonoma Dr.
Pleasanton, CA 94566-8102

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 15, 2015

*P10. Survey Type: (Describe): Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter “none.”) JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 2016.

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Arzinos Fish & Poultry Co.

B2. Common Name: Sonoma Chicken Coop

B3. Original Use: commercial/restaurant B4. Present Use: commercial/restaurant

*B5. Architectural Style: Enframed Window Wall

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1956 (RealQuest Property Database); alter install vault 1970 (permit 67387); alter interior 1982, 1986, 1993 (permits 33880F, 58459F, 93-00608F); Install kitchen, dining area, counter area, walk-in cooler, restrooms and janitor closet 2002 (permit 2002-038691-CI); Façade improvement including signage, paint, landscaping, new doors, new entrance on San Pedro St. side 2002 (permit RAD02-003); permanent cover over outdoor patio area 2007 (Permit H06-043); Adjustment to patio cover 2010 (AD10-212).

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 31 North Market Street does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Clyde Arbuckle, History of San Jose; Eugene Taylor Sawyer, History of Santa Clara County, California; Sanborn Map Company, San Jose, (various years); San Jose City Directories 1927-1980; City of San Jose, Building Permits; Clippings File, California Room, San Jose Public Library. See also footnotes.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: January 2015

(This space reserved for official comments.)



P3a. Description:

The same style of lighting is also featured along the roofline on the rear of the building above large lettering forming the business name. Lower portions of the rear façade are obscured from view by shelters and furnishings in the courtyards; however, it appears to be entirely stucco-clad with a set of glazed aluminum double entry doors with transom. There are two concentric courtyards present, an inner one enclosed by a low stucco-clad wall topped with a decorative metal balustrade, and an outer one formed by a decorative metal fence at the sidewalk line. The entrance to the inner courtyard is framed by an arched sign mounted to two large square pillars. The inner courtyard features planter boxes, patio furniture, and a wood-frame open-air gable-roof structure. The outer courtyard is lined on both sides with low planters formed by concrete curbing. Similar concrete curbing also surrounds six mature palm trees growing in the outer courtyard (**Photograph 2**).

B10. Significance (continued):

Historic Context

The building at 31 N. Market Street is located within an area of downtown San Jose that was included in the earliest detailed survey of the community performed in 1848. It was constructed in 1956 during a phase of urban renewal that involved demolitions of many of the older downtown buildings that had fallen into disuse and disrepair.

By the mid-1950s commercial growth outside the San Jose city center seriously competed with the established businesses downtown by drawing customers into suburban areas that offered such conveniences as free parking adjacent to stores. San Jose's city center, like many other downtown areas in American cities, began to decline as suburban development proliferated. Downtown businesses and property owners in San Jose fought this decline and organized to promote downtown and lobby for urban renewal. The result was the demolition of older buildings, the modernizing of others, and new construction.¹

Josephine Chargin developed this property as an investment property in the mid-1950s on the site of the old Fire Department Headquarters/Station. She acquired title to the property in 1953 shortly after the death of her husband Joseph, a prominent orchardist in the area.² The first business appeared in the San Jose city directory at 31 N Market Street in 1956, Arzinos Fish & Poultry Company who remained tenants until 1964. Between 1965 and 1983, this building held offices for Founders Savings & Loan Association, Columbus Founders Savings & Loan, Barclay's Bank of California, and Pacific Safe Deposit Corporation. Gerald Besson purchased the property in 1978 from Leo and Neldoris Chargin. In 2002, owners of the restaurant "Sonoma Chicken Coop" made several alterations to the building including interior modifications like the installation of a kitchen, dining area, counter, and cooler as well as exterior improvements including new signage, doors, paint, and the addition of a new entrance on San Pedro Street. The Sonoma Chicken Coop continues to operate at this property.³

¹ Sanborn Map Company, *San Jose, California*, 1915, Sheet 83; Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area ...16; Forward San Jose, Inc., The Downtown Association, "Progress 1958," Clippings File, California Room, San Jose Public Library.

² Joseph A. Chargin to Josephine Chargin, wife, Grant Deed, March 26, 1953, 869550, 2606/363; *San Jose Mercury*, "Gerald Chargin, Superior Court Judge," September 2, 1993, 11B (Folder: Biographical Ce-Cha, Box: Biography, Obituaries, Newspaper Clippings, Funeral Notices, Etc. C-Co, History San Jose).

³ RealQuest Professional, Property Detail Report – 31 N Market St., San Jose, Database Online accessed December 15, 2014; Sanborn Map Company, *San Jose, California*, 1950, sheet 83; R.L. Polk & Company, *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1956-1979); City of San Jose, Building Permit #7571, #67387, #762, #27910, #28114, #33880, #35098, #58459F, #93-30625, #2002-038691, #RAD02-003, #RAD03-027, #H06-043, #AD10-212, 31 North Market Street.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 31 North Market Street does not have important associations with significant events in local, state, or national history. Built in 1956, the building was one of many small commercial buildings in the downtown core constructed during an era of urban revitalization. It does not appear that this building is significant within that general pattern of urban development.

The property is not important under NRHP Criterion B or CRHR Criterion 2 because it does not have direct associations with any person or persons who made important contributions to history. Research did not reveal that any of the owners or occupants of this building, and/or individuals associated with the development or use of the property including Josephine Chargin, Herman Chargin, Leo and Neldoris Chargin, Gerald Besson, or any owner or employee of Arzinos Fish & Poultry, Founders Savings & Loan, Columbus Founders Savings & Loan, Barclay's Bank of California, Pacific Safe Deposit Corporation, or Chicken Coop made demonstrably important contributions to history at the local, state, or national level that merit significance under these criteria.

The building at 31 N. Market Street is not significant under NRHP Criterion C or CRHR Criterion 3 because it is not an important example of a type, period, or method of construction, nor is it a work of a master architect. It is an Enframed Window Wall type building, a building type that was widely used in commercial downtown centers throughout the first half of the twentieth century. The front façades of post-World War II examples of the type often emphasize a planar surface in the surround.⁴ This building features a very modest articulation of this principle with a flat stucco surface surrounding the recessed storefront. Architecturally, there is nothing about this building that is distinctive, innovative, or important within the context of this building type. Research did not reveal the identity of the architect of this building; however, if it were found that the architect was a master, this building would not be the best example of his/her work because of its modest design.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking historical significance and not meeting any of the criteria necessary for listing in the NRHP or CRHR, the façade improvements to the front including new doors, windows, lighting and the addition of a second entrance along San Pedro Street and the extensive courtyard improvements like the low stucco clad wall and covered seating area have compromised the building's integrity of design, setting, materials, workmanship, feeling, and association.

⁴ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 68-75.
DPR 523L (1/95)

P5b. Photographs (continued):



Photograph 2. Rear of building fronting North San Pedro Street; Camera facing east, January 15, 2015.

P1. Other Identifier: Farmers Union Building

*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 West San Jose Date 1961 (photorevised 1980) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 151-155 W. Santa Clara Street/17 N. San Pedro, 25-29 N. San Pedro Street and 35 N. San Pedro Street
City San Jose Zip 95113

d. UTM: (give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN

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

Assessor Parcel Number 259-35-057 (formerly 259-35-049)

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

This T-shaped parcel contains three adjacent buildings: the Farmers Union Building (1930), located at 151-155 West Santa Clara Street / 17 North San Pedro, which has previously been determined eligible for the National Register of Historic Places (NRHP); the "Old Mill" building (1884), located directly northwest at 25-29 North San Pedro; and the San Pedro Square Properties Building (ca. 1970), located at 35 North San Pedro, directly west of the Farmers Union Building. Additionally, there are canopies and trellises fronting North Almaden Avenue (see **Site Map**). The Farmers Union was previously evaluated and recorded in 2000 on a DPR form prepared by the Dill Design Group as part of the "San Jose Downtown Historic Survey," which is attached (Maggi and Duval 2000). This building has been field checked and appears in the same condition as described in that site record, and therefore remains eligible for the National Register (**Photograph 1**). The Old Mill and San Pedro Square Properties buildings have not been previously surveyed or evaluated. This form serves as an update to the Maggi and Duval 2000 site record; it provides descriptions and NRHP evaluations of the two additional buildings. Neither building meets the criteria for listing in the National Register, as discussed further below.

The Old Mill building is a two-story brick building that was built about 1884, but has been substantially modified from its original appearance (**Photograph 2**). In its current configuration, the building has a rectangular footprint and a gable roof with a stepped parapet on the northwest. On the east side, there are two ground floor additions. One addition features hinged windows, a single door entrance, and a shed roof covered by composition shingles. The northeast corner is wrapped by another shed roof addition featuring a double door glass entrance, a wall of fixed pane windows, and lights over the outdoor dining area. This roof is clad in metal seam panels. The building's second floor windows are double hung with arched fenestration covered by decorative iron work and features radiating bricks above and wood slipsills. There is wood fascia and protruding brick cornice along the northeast side. Bolted to the northeast corner, there is a large sign with neon lettering that reads "Farmers Union, Peggy Sue's." On the north side, there is a small one-story wood addition featuring slender vertical windows that is clad in horizontal clapboard, fish scales, and decorative siding. An exterior stair case rises along the north side above the addition to a single panel door with a security gate). On the west side, there are the same second story windows, a fire escape, and signage for the San Pedro Square Theatre, and an enclosed courtyard.

San Pedro Square Properties Building is adjacent to the Farmers Union and Old Mill building on the west side. There is a courtyard directly in front with a low brick wall featuring iron fencing above and an arched iron gate. This building is a one-story concrete block building with a brick façade on the north side. It has a side gabled roof. The main entrance features an arched opening with a single wood door surrounded by sidelights and transom windows in a wood frame. Along the west side, there are two two-over-two windows and a wide single-panel metal door (**Photograph 3**).

There are large steel framed canopies and wood trellis over an enclosed area for outdoor seating west of San Pedro Square Properties building (**Photograph 4**).

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*Resource Name or # (Assigned by recorder) Map Reference # E-35

*Recorded by S. Melvin & R. Flores *Date January 15, 2015

Continuation Update

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

Steven Melvin & Rebecca Flores, JRP Historical Consulting, LLC, 2850 Spafford Street, Davis, CA 95618

*P9. Date Recorded: January 15, 2015

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Farmers Union (151-155 W. Santa Clara St./17 N. San Pedro): Built 1930 (Permit 594; *San Jose Mercury Herald*, March 23, 1930)

Old Mill building (25-29 N. San Pedro St.): Constructed ca. 1884 (Sanborn Map Company, *San Jose*, 1884);

San Pedro Square Properties building (35 N. San Pedro St.): Constructed ca. 1970s (HistoricAerials.com, 1968-1980)

*B5. Architectural Style: Spanish Colonial Revival

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

Farmers Union (151-155 W. Santa Clara St./17 N. San Pedro): Built 1930 (Permit 594; *San Jose Mercury Herald*, March 23, 1930); Alter Mezzanine 1945 (Permit 1083); Alter to be occupied as Retail Store 1946 (Permit 2858); Alter show window 1954 (Permit 18526); Alter entry San Pedro St. 1959 (Permit 29791); Build Fire Escape 1962 (Permit 39642); Alter exterior 1977 (Permit 1461); Façade upgrades 1993 (Permit RAD93-040)

Old Mill Building (25-29 N. San Pedro St.): Constructed ca. 1884 (Sanborn Map Company, *San Jose*, 1884); Altered to current footprint 1944 (Permit 2817A, History San Jose; Sanborn Map Company, *San Jose*, 1939-1950); Alter remove back of show windows 1947 (Permit 4156); alter interior 1948 (Permit 4939); alter interior 1949 (Permit 7887); Alter Assembly Building 1975 (Permit 87153); Alter shell for future recreation activities 1975 (Permit 85408); Addition 1977 (Permit 2490); Alter exterior window wall 1977 (Permit 1428); Façade upgrades 1993 (Permit RAD93-040); Exterior façade change for future proposed pub (Permit 440648)

San Pedro Square Properties (35 N. San Pedro St.): Constructed ca. 1970s (HistoricAerials.com, 1968-1980)

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

*B8. Related Features: _____

B9. Architect: William H. Weeks b. Builder: J.S. Sampson

*B10. Significance: Theme Commerce / Architecture Area San Jose

Period of Significance 1930 - 1960 Property Type Commercial Applicable Criteria A, B, C

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

Evaluation of Farmers Union Building

In August 2000, Franklin Maggi with Dill Design Group evaluated the Farmers Union building as part of the "San Jose Downtown Historic Survey," and found it eligible for listing in the NRHP under Criteria A, B, and C. Subsequently, this building was listed as a City of San Jose Landmark, and was therefore automatically eligible for the California Register of Historical Resources (CRHR). The previous evaluation did not enumerate the features of the building that appear to make it eligible under each of these criteria, although it provided a description of the building and its history. JRP assumes from previous documentation that this building qualifies under NRHP Criterion A/CRHR Criterion 1 for its association with commercial development in San Jose, and under NRHP Criterion C/CRHR Criterion 3 as a Spanish Colonial Revival by master architect William H. Weeks. The building's eligibility under NRHP Criterion B/CRHR Criterion 2 remains unclear. Although the history discusses its association with Farmer's Union presidents Frank Leib and John P. McEnery, with John and Thomas McEnery, and with philanthropist Robert F. Benson, none of these people were identified as individually significant figures in local, state, or national history. In December 2005, SHPO concurred that this "previously-evaluated or

listed property remain eligible for the NRHP,” and it was listed on the California Historical Resources Data File with status code 2S2 (determined individually eligible for the NRHP and CRHR).¹

Based on the previous evaluation’s findings, JRP assumes the Farmers Union Building’s period of significance spans between its date of construction in 1930 to the close of the hardware store in 1960. The features that contributing to this building’s significance includes its size, form, massing, and Spanish Colonial Revival design features. This three-story Spanish Colonial Revival building features a U-shaped footprint, smooth stucco finish, red terra cotta roof tiles, and panels of glazed ceramic tiles. Other character-defining features include the wrought iron balcony centered on the façade at the third story, and those along North San Pedro which include fire escape ladders coming off the roof. The upper floors are slightly set back from the ground floor, which features an awning over the main entrance along West Santa Clara Street, decorative tile wainscoting, and decorative urns. Window openings throughout the building generally retain their original size and configuration, including the prominent tall pointed store-front windows at the ground floor. However, one of these pointed windows and another window on the same corner have been infilled and do not contribute. Furthermore, all of the windows on the second and third stories have been replaced; these replacements do not contribute to the significance of the building. Other non-character-defining features include the vertical sign at the southeast corner, aluminum framed replacement store windows and entrances, exterior sconces at North San Pedro Street entrance, and the canvas awnings.

The Farmers Union Building has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. The Farmers Union Building is considered a historical resource for the purposes of CEQA.

Evaluation of Old Mill Building and San Pedro Square Properties Building

As discussed above, the other two buildings on the parcel – the Old Mill building (25-29 North San Pedro) and San Pedro Square Properties (35 North San Pedro) – have not been previously evaluated. It is the conclusion of this study that these two buildings are not eligible for listing in the NRHP or CRHR under any criteria. These buildings have also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and are not resources for the purposes of CEQA.

Historic Context

The commercial area known as “San Pedro Square,” bounded by Almaden Avenue and West Santa Clara, North San Pedro, and St. John streets, is part of the original pueblo of San Jose, one of the oldest civilian settlements in California. Early American settlers of San Jose hired Chester Lyman in 1848 to create a detailed survey of the community and establish a familiar grid of streets and blocks. Lyman’s survey established the core of San Jose from the Plaza to 8th Street centered on Santa Clara Street and extending north and south. The resulting lots sold to settlers and speculators who established a commercial district centered on the intersection of Market Street and Santa Clara Street. While there were some businesses on San Pedro Street including the Farmers Union and LaMolle Hotel, it was primarily residential until the College of Notre Dame relocated at the turn of the century. City services, such as water, were established in the area and as San Jose became a mercantile center for the Santa Clara Valley the commercial district expanded east and west along Santa Clara Street. Towards the end of the nineteenth century new construction replaced the adobe pioneer architecture with more substantial brick buildings that varied in height from one to five stores and were designed or constructed in architecture styles such as Italianate, Richardson Romanesque and Classical Revival. By 1915, the core blocks of San Jose’s downtown were packed with stores, offices, entertainment and municipal buildings catering to residents and workers, many of whom lived in the early residential subdivisions that flanked the downtown core.²

¹ Milford Wayne Donaldson, State Historic Preservation Officer, to Thomas W. Fitzwater, Santa Clara Valley Transportation Authority, re: FTA040318A Santa Clara/Alum Rock Corridor Project, City of San Jose, Santa Clara County, dated December 19, 2005.

² Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, 11; Dill Design Group, "Historic Resources Survey, Downtown San Jose," January 2002, 24; Sanborn Map DPR 523L (1/95)

The Farmers Union established a general store in 1877 at the corner of San Pedro and Santa Clara streets with a feed mill at 23-29 North San Pedro (**Figure 1**). Santa Clara farmers organized the Farmers Union in 1874 as a cooperative to buy and sell agricultural goods and supplies; they also created an in-store bank and established a wheat mill. In 1917, after the Legislature passed a law prohibiting in-store banking, the bank reorganized and formed the Growers' Bank. In 1929, the Farmers Union began a program of expansion and growth under President Frank Leib with the demolition and reconstruction of their store building. William H. Weeks, a notable architect, designed the new building, and J.S. Sampson constructed the building in 1930 (**Figure 2**). At this time, the Farmers Union developed into a full-service hardware store, providing everything for the home, garden, and farm. Milling ceased in 1936 with the removal and salvage of the milling equipment. John P. McEnery was president of the Farmers Union after World War II, and also worked in politics as a member of the California Democratic Central Committee between 1944 and 1948. Under his guidance, the mill building was significantly altered in 1944 by the removal of a large portion of its west end and conversion into a shops and storage building. The following year a large warehouse was constructed fronting North Almaden Avenue (evaluated separately). The hardware store continued to serve San Jose until 1960.³

By the mid-1950s commercial growth outside the city center seriously competed with the established businesses downtown by drawing customers away from the urban center of San Jose with such conveniences as free parking adjacent to the stores. San Jose's city center, like many other downtown areas in American cities, began to decline as suburban development increased. Downtown businesses and property owners in San Jose fought this decline and organized to promote downtown and lobby for urban renewal. The result was the demolition of older buildings and the modernizing of others.⁴

In the late 1970s, Thomas (Tom) McEnery, Farmers Union president and former mayor, with the aid of his brother John and philanthropist Robert F. Benson, focused on transforming "San Pedro Square" into a thriving commercial area that would reflect early California history centering on the Peralta Adobe and Fallon House. The plan called for a 19th century motif, additional restaurants, offices, shops and hotels, sidewalk cafes, and new landscaping. They focused restaurants along San Pedro Street between Santa Clara and St. John Streets effectively turning it into "Restaurant Row." Spaghetti Factory, The Brewery, and The Laundry Works were among the first located there. McEnery patterned his plan for "San Pedro Square" after the revitalization of "Old Sacramento." In 1978, local merchants coordinated with the city to erect the San Pedro Square arch at Santa Clara and San Pedro streets. By the early 1990s, several businesses joined the area, and San Pedro Square became a place for entertainment and dining downtown. However, redevelopment and revitalization continued. In 2011, the San Pedro Square Market opened featuring twenty vendors including a wine bar, oven pizza, and fresh produce. This last addition was a vision of McEnery and others to create a culture similar to Seattle's Pike Place market.⁵

Company, *San Jose, California*, (New York: Sanborn Map Company, 1884), 189; Eugene Taylor Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 172; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith and McKay, 1985), 59; *San Jose Mercury News*, "Farmers Union – Pioneer S.J. Store To Close," October 11, 1960 (Clippings File – San Jose – Farmers Union Hardware, California Room San Jose Public Library); Linda Larson and April Halberstadt, *San Pedro Square Open House*, (San Jose: Preservation Action Council of San Jose, 1992), 1-3.

³ *San Jose Mercury News*, "Farmers Union – Pioneer S.J. Store To Close," October 11, 1960 (Clippings File – San Jose – Farmers Union Hardware, California Room San Jose Public Library); "Ox-Team Days of S.J. Recalled by Progress Plans," May 2, 1929; *San Jose Mercury News*, "Farmers Union Established In Days of Ox Cart," March 23, 1930 (Clippings File - San Jose – Farmers Union, California Room San Jose Public Library); DPR Form – Farmers Union, Prepared by Franklin Maggi with Dill Design Group, August 23, 2000.

⁴ Sanborn Map Company, *San Jose, California*, 1915, Sheet 83; Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area ..., 16; Forward San Jose, Inc., The Downtown Association, "Progress 1958," (Clippings File, California Room, San Jose Public Library).

⁵ DPR Form – 151 W Santa Clara, Prepared by Franklin Maggi, August 23, 2000; *Mercury News*, "'Row' Forms Along San Pedro Street, Restaurant Business Booms," January 25, 1976; *San Jose Mercury News*, "New S.J. Landmark," January 12, 1978; *San Jose Mercury News*, "Pizarro: Memories abound at San Pedro Square," September 12, 2011; *San Jose News*, "Dream Comes true in downtown San Jose," February 24, 1977; Fernando Quintero, "San Pedro Square restaurants: a \$1 million plan," in *Mercury News*, February 4, 1993 (Clippings File – San Jose – San Pedro Square, California Room San Jose Public Library); Denis C. Theriault, "San Jose council Oks

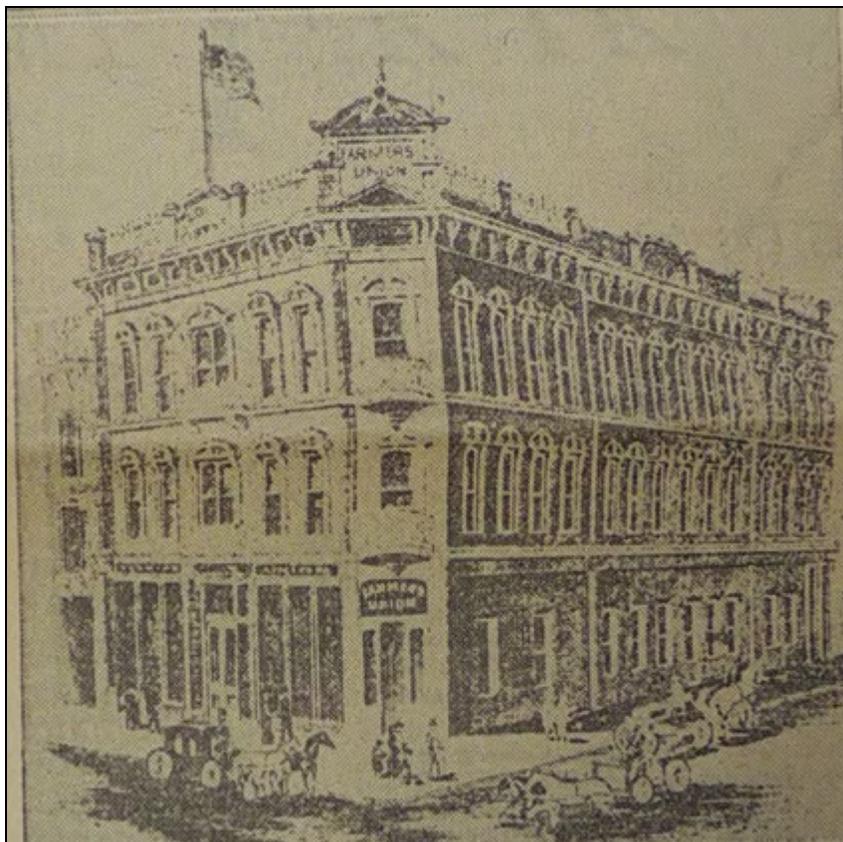


Figure 1. Original Farmers Union Building constructed 1876 (*San Jose Mercury Herald*, March 23, 1930).



Figure 2. Farmers Union Building constructed 1930 (*San Jose Mercury Herald*, March 23, 1930).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, neither the Old Mill building at 25-29 North San Pedro Street or the San Pedro Square Properties building located at 35 North San Pedro Street are significant for their association with a historic trend or event. Although the Old Mill building may have been considered eligible for its association with the Farmers Union in the late 19th century because it operated as a mill for the cooperative processing grain from local farmers, it has suffered a substantial loss of integrity, and no longer retains the ability to convey its significance to the historic period. Additionally, the San Pedro Square Properties building, constructed ca. 1970, does not have important associations with significant events in local, state, or national history. This building constructed during a period of redevelopment in downtown San Jose is one of many commercial buildings constructed at that time, and does not appear to have played a significant role within that context.

The Old Mill and San Pedro Square Properties buildings are also not important for associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the owners or occupants of these buildings or individuals associated with the development or use of this property including Farmer's Union presidents Frank Leib and John P. McEnery, or philanthropist Robert F. Benson made demonstrably important contributions to history at the local, state, or national level. Former Mayor of San Jose and Farmers Union President Thomas McEnery played a significant role in the revitalization of San Pedro Square. As the 61st mayor of San Jose, Thomas McEnery focused on the downtown area helping to bring in the arena, convention center, and hotels. As president of Farmers Union, he has focused on turning San Pedro Square into a successful entertainment and dining area, and helping it stay successful with additional development strategies.⁶ National Park Service Bulletin states, "Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field."⁷ Although Tom McEnery is an accomplished mayor and businessman, not enough time has passed to evaluate his lasting significance on history. Therefore, these buildings are not significant under these criteria.

Under NRHP Criterion C/CRHR Criterion 3, the Old Mill building is an unremarkable example of a two-part commercial block type building, which emerged as a recognized type in the first part of the nineteenth century. It became popular between 1850 and 1950 offering a flexibility of use by owners/proprietors by providing two distinct areas that may be similar yet independent. This two part distribution allowed different uses within one building. The ground floor offered a public space for stores and restaurants, while the upper floor was used for more private purposes like hotel rooms and offices. The façade of this type most often reflected preferences of the era they were built. Victorian sub-types exhibited more ornate detailing with accentuated cornices, embellished windows, and stringcourses between floors. By the early twentieth century, these architectural flourishes dissipate and this style takes on a more simple, reserved, and unpretentious appearance.⁸ As an unremarkable and thoroughly modified example, the Old Mill building does not possess distinctive characteristics of a type, period, or method of construction, and is not the work of a master architect. San Pedro Square Properties building is a concrete block building that utilized the old bricks of another building along its main façade. It was not recognized in the architectural press of its time, and lacks any kind of architectural distinction. Therefore, this building also does not possess distinctive characteristics of a type, period, or method of construction, and is not the work of a master architect; therefore, it is not significant under NRHP Criterion C/CRHR Criterion 3.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. These buildings represent common construction techniques and practices that have been well researched and studied. Although the Old Mill building has Significance under NRHP Criterion A/CRHR Criterion 1, it has significantly diminished integrity to its period of significance, and is not eligible for listing in the National Register or California Register. The alteration of the building in 1944, and the ground floor additions have

⁶ Scott Herhold, "San Jose former Mayor Tom McEnery reverses views on development," in *Mercury News*, August 16, 2013.

⁷ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, 16.

⁸ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 25-31.

significantly changed the look, size, and massing of this structure thereby diminishing the buildings integrity of design, materials, workmanship, and feeling. This building also has diminished integrity of association, because of its change in use from a mill to its current use as a multiple restaurant building. Although San Pedro Square Properties Building appears to retain integrity, it lacks historical significance.

Finally, as part of this study the buildings evaluated on this update were considered for eligibility under a “San Pedro Square” historic district. Because the “San Pedro Square” development was designed and built less than fifty years ago, to be eligible under Criterion A as a historic district the property must meet Criteria Consideration G, which requires a property or district to meet the exacting standards for exceptional significance. As people left downtown, revitalization became a necessity for American cities experiencing the decline and blight associated with the exodus to the suburbs, and many ideas and methods have been employed to that end. Revitalization of urban centers was not a new concept when Tom McEnery proposed redeveloping “San Pedro Square” into an entertainment and dining district, a plan that has continued to evolve and expand into the recent past. The redevelopment and promotion of “San Pedro Square” has proven to be a successful endeavor, but it was based on previous examples of revitalization, namely Old Sacramento and Seattle’s Pike Place. Therefore, “San Pedro Square” does not meet the standards under Criterion A and Criteria Consideration G as having exceptionally important associations with an event or pattern of events significant to history at the local, state, or national level.

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: January 2015

Site Map:





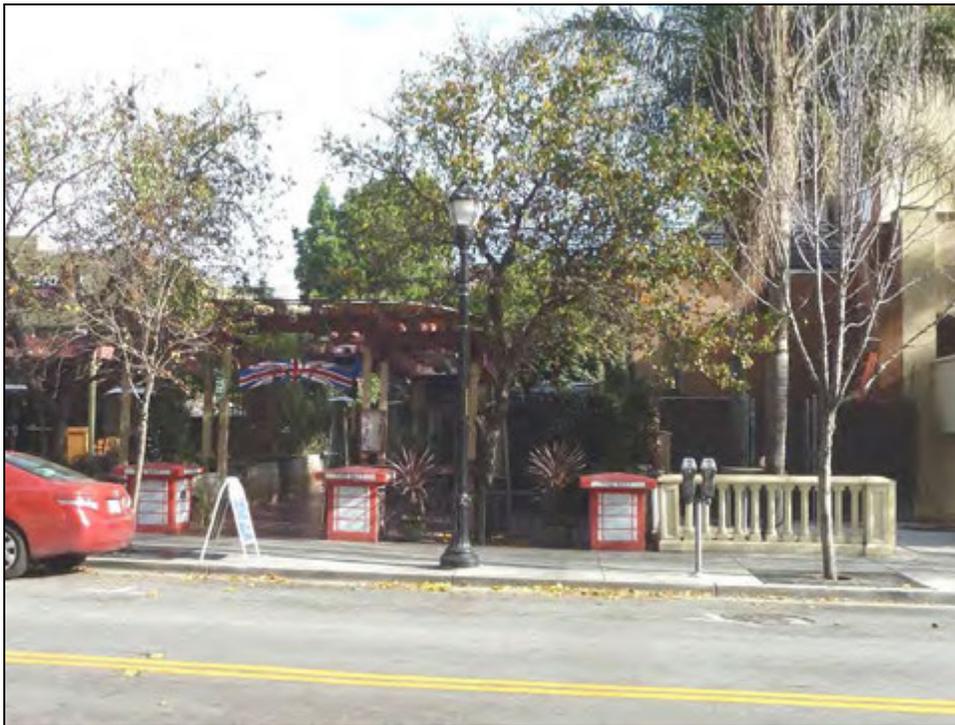
Photograph 1. The Farmers Union building at 151-155 W. Santa Clara St./17 N. San Pedro; camera facing west, January 15, 2015.



Photograph 2. Old Mill Building, 25-29 N. San Pedro Street; camera facing south, January 15, 2015.



Photograph 3. San Pedro Square Properties Building, 35 N. San Pedro Street; camera facing southeast, January 15, 2015.



Photograph 4. Canopy and trellises on the Almaden Avenue side of the parcel; camera facing east/northeast, January 15, 2015.

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

Page 2 of 2

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SJCDHS132

B1. Historic Name: Farmer's Union Bldg.
 B2. Common Name: Speido's/Blakes/Peggy Sue's
 B3. Original Use: Farmer's supply B4. Present Use: Restaurants / residential
 *B5. Architectural Style: Spanish Eclectic
 *B6. Construction History: (Construction date, alterations, and date of alterations)
Rebuilt 1930, remodeled 1961

*B7. Moved? no Date: n/a Original Location: n/a

*B8. Related Features: none

B9. Architect: William H. Weeks b. Builder: Not known

*B10. Significance: Theme Commerce Area Downtown San Jose

Period of Significance 1930-1945 Property Type Commercial storefront 0/ Applicable Criteria A, B & C

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

In 1877, the original Farmers Union Building was constructed at 151 W. Santa Clara Street. The Farmers Union was a cooperative organized by 486 valley farmers in 1874 for the purpose of buying and selling groceries, produce, hardware and agricultural equipment. In 1874, the organizers of the Farmers Union purchased or leased Adolfa Pfister's store on the corner of Second and Santa Clara Street (now Saratoga Capital) where they established their cooperative enterprise. After the relocation to the new building in 1877, the Farmer's Union operated out of that building until in 1929 Frank Leib, then President, directed the design and construction of the new Farmers Union building constructed in 1930. Designed by architect William Weeks, the three-story Spanish Colonial style building was constructed by contractor J. S. Sampson. The old Farmers Union building was demolished; however, the brick feed mill was retained on San Pedro Street. During the Depression, the Farmers Union Hardware evolved as a full-service provider of light and heavy hardware, providing "everything for the home, garden, and farm." It was a grouping of 25 stores with everything from groceries and toys to tractors. The upper floors of the building were used as lodgings. By 1935, the upper floors had become El Camino Hotel. By 1937, the old feed mill on San Pedro was converted into mercantile and storage uses after more than 60 tons of milling equipment was hauled out to salvage. Following World War II, the Farmers Union was under the guidance of president John P. McEnery and philanthropist Robert F. Benson. In the decades following the war, shopping patterns changed resulting from the expanding population and suburban development. In 1960, the mercantile operations of the Farmers Union ceased. A new course for the corporation was launched by McEnery, president of the corporation, developing restaurants, offices, and other associated uses that became known as San Pedro Square. Upon the passing of their father, brothers John and Thomas McEnery took over the management of Farmers Union Corporation. The Spanish Colonial Revival building was designed by architect William Weeks. He was especially noted for his Spanish Colonial Revival designs. The building appears to qualify for the National Register under Criteria A, B, and C.

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

*B12. References

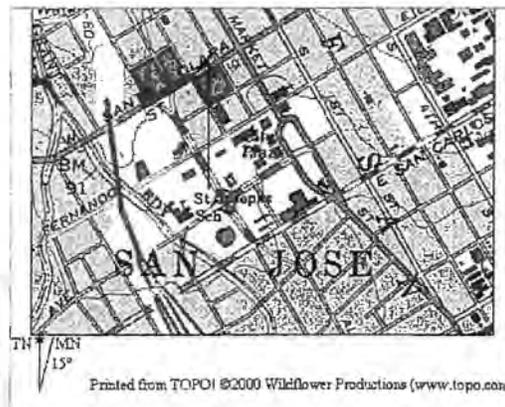
- G. Laffey, Historical Background of the Farmer's Union Building, 151 W. Santa Clara Street, 1997.
- B. Lewis, W. H. Weeks, Architect., 1985.
- San Jose Mercury Herald, Farmers Union Established in Days of Ox Cart; Two men with Store for More than 50 Years, 3/ 23/1930.
- San Jose Mercury, Farmers Union: Pioneer S.J. Store to Close, October 11, 1960.

B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Aug. 23, 2000

(This space reserved for official comments)



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Other Identifier: 20 North Almaden Avenue; 151 West Santa Clara; 25 North San Pedro

***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 West **Date:** 1961 (photorevised 1980) **T** _____; **R** _____; **¼ of Sec** _____; **M.D.B.M.**

c. Address: 20 North Almaden Ave **City:** San Jose **Zip:** 95110

d. UTM: (give more than one for large and/or linear resources) **Zone** _____; _____mE/ _____mN

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

Assessor Parcel Number: 259-35-058

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

This 5,166 square-foot commercial building at 20 North Almaden Avenue is located on a 0.31-acre parcel in downtown San Jose. The reinforced concrete building has a rectangular footprint and a flat roof with stepped parapet (**Photograph 1**). Its façade is divided into two storefronts with aluminum sash fixed-pane windows and glass double doors sheltered by boxed awnings. Both restaurants have outdoor dining areas in a front courtyard. The entire courtyard is enclosed along its north side by a wood wall with plexiglass panels above and by low iron gate with poured concrete pillars along its west side. There are two street side entrances to the courtyard, and one features an iron arch. On the north side, the building is decorative applied wood planks and a double door entrance to a retail shop with sidelights and transom window covered by an arched canvas awning. Additional aluminum sash fixed pane windows sheltered by braced metal awnings are also on the north wall (**Photograph 2**).

***P3b. Resource Attributes:** (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #): **Photograph 1. Camera facing southeast, January 15, 2015.**

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1945, San Jose Building Permits.

***P7. Owner and Address:**
The Farmers Union
P.O. Box 68
San Jose, CA 5103-0068

***P8. Recorded by:** (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** January 15, 2015

***P10. Survey Type:** (Describe): Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

***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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Farmers Union Warehouse

B2. Common Name: San Pedro Bistro & Wine Bar, Los Cubano's Restaurant, Satori Tea

B3. Original Use: warehouse B4. Present Use: commercial/restaurant

*B5. Architectural Style: One-Part Commercial Block

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1945, installation of new windows, doors, and awnings, date unknown

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Carl N. Swenson Co.

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 20 North Almaden Avenue does not meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Clyde Arbuckle, *History of San Jose*; Eugene Taylor Sawyer, *History of Santa Clara County, California*; Sanborn Map Company, *San Jose*, (various years); San Jose City Directories 1927-1998; City of San Jose, Building Permits; Clippings File, California Room, San Jose Public Library. See also footnotes.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: January 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

San Jose's downtown commercial core began to develop in the 1850s centered around the intersection of Market Street and Santa Clara Street and San Jose became a mercantile center for the southern San Francisco Bay area and the Santa Clara Valley. During the late nineteenth century brick buildings from one to five stories were built in architecture styles such as Italianate, Richardson Romanesque and Classical Revival to house the businesses. By 1915, the core blocks of San Jose's downtown were home to stores, offices, entertainment, and municipal buildings. At this time Almaden Avenue did not yet exist north of Santa Clara Street because College of Notre Dame occupied the land. The college moved to Belmont in 1923 and Almaden Avenue was extended north of Santa Clara Street. In the early twentieth century, downtown San Jose continued to thrive and gradually expand with commercial development. It remained the center of commercial activity in San Jose through the end of World War II.¹

While Almaden Avenue did not go north of Santa Clara Street until the 1920s, businesses that fronted San Pedro Street, one block east, often built secondary buildings behind the streetfront buildings on long lots that would abut College of Notre Dame property. One of these buildings was Farmers Union general store which opened in 1876 at the corner of San Pedro and Santa Clara streets and an adjacent grain mill at 23-29 North San Pedro. Santa Clara farmers organized the Farmers Union in 1874 as a cooperative to buy and sell agricultural goods and supplies; they also created an in-store bank. Farmers Union owned the parcel that is now 20 North Almaden Avenue, before Almaden Avenue was extended, and had built a few small storage buildings on the land as early as the 1880s. In the 1930s, the Farmers Union underwent some changes with the grain mill ceasing operations and the general store renovated and narrowing its focus to only selling hardware.²

After World War II, San Jose's city center, like many other downtown areas in American cities, began to decline as retail stores and offices moved to the suburbs. Downtown businesses and property owners in San Jose fought this trend and organized to promote downtown and lobby for urban renewal. The result was the demolition of many older buildings to make way for new buildings and parking, and the renovation of older buildings to accommodate new uses and make them more appealing.³ The effort also included focusing on and marketing the traits that downtown possessed that suburban areas did not. In the late 1970s, Farmers Union president, Tom McEnergy took exactly that tack by focusing on the history of downtown with his plan for "San Pedro Square." The project called for the renovation of the buildings along a one block segment of San Pedro Street between Santa Clara and St. John streets to house restaurants, offices, and shops. That block of San Pedro Street included many historic buildings including the Farmers Union building and was anchored by two historic landmarks on St. John Street, the Peralta Adobe and Fallon House Historic Site. McEnergy patterned his plan for "San Pedro Square" after "Old Sacramento" in Sacramento. Restaurants were located along San Pedro Street between Santa Clara and St. John Streets. In 1978, local merchants coordinated with the city to erect the San Pedro Square arch at Santa Clara and San Pedro streets as a gateway to the district. The project was generally a success and became a popular downtown entertainment and dining destination, and recently the San Pedro Square Market opened, which houses restaurants, bars, and a farmers market. The success of San Pedro Square has had a spillover effect and encouraged new restaurants and shops to open on nearby streets.⁴

¹ Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area and Mixed-Use Project Historic Resources Assessment," January 2002, 11; Dill Design Group, "Historic Resources Survey, Downtown San Jose," January 2002, 24; Sanborn Map Company, *San Jose, California*, (New York: Sanborn Map Company, 1884, 1891, 1915, 1950); Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 172; Clyde Arbuckle, *History of San Jose* (San Jose, CA: Smith and McKay, 1985), 59.

² Linda Larson and April Halberstadt, *San Pedro Square Open House*, (San Jose: Preservation Action Council of San Jose, 1992), 1-3. Sanborns; *San Jose Mercury News*, "Farmers Union – Pioneer S.J. Store To Close," October 11, 1960 (Clippings File – San Jose – Farmers Union Hardware, California Room San Jose Public Library); *San Jose Mercury News*, "Farmers Union Established In Days of Ox Cart," March 23, 1930 (Clippings File – San Jose – Farmers Union, California Room San Jose Public Library); Sanborn Map Company, *San Jose, California*, 1884, 1891, 1915, 1950.

³ Sanborn Map Company, *San Jose, California*, 1915, Sheet 83; Dill Design Group, "Expansion of the Century Center Redevelopment Plan Area ...," 16; Forward San Jose, Inc., The Downtown Association, "Progress 1958," (Clippings File, California Room, San Jose Public Library).

⁴ "Row' Forms Along San Pedro Street, Restaurant Business Booms," *San Jose Mercury News*, January 25, 1976; "New S.J. Landmark," *San Jose Mercury News*, January 12, 1978; "Dream Comes True in Downtown San Jose," *San Jose Mercury News*, February 24, 1977; Fernando Quintero, "San DPR 523L (1/95)

The building at 20 North Almaden Avenue recorded on this form was constructed in 1945 by Carl N. Swenson Company for the Farmers Union. It was located immediately behind the former Farmers Union mill building on San Pedro Street, which was remodeled in 1944 and became part of the adjacent Farmers Union Hardware store. As the public's shopping preferences shifted away from downtown to suburban shopping centers after World War II, business at Farmers Union Hardware declined and the store closed in 1960. The Farmers Union has maintained ownership of 20 North Almaden Avenue and since being vacated by Farmers Union the building has housed a variety of small businesses including Lee's Ceramics, Pronto Press, Tapestry-In-Talent, McDonald & Moore Ltd., Gioli Gelato & Café, Kenneth Machado Jr., and Walsh Building Contractors, Satori Tea Bar, San Pedro Bistro & Wine, and Los Cubano's Restaurant.⁵

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 20-22 North Almaden Avenue does not appear to have important associations with significant events in local, state, or national history. This building was built as a warehouse for the Farmers Union Hardware store in 1945. The Farmers Union had existed for decades by this time and this building played a support function to the primary Farmers Union building at the corner of Santa Clara and San Pedro streets. As such, this building does not have important associations with the establishment, growth, or success of the Farmers Union. Similarly, the building is not important within the context of downtown San Jose's commercial development.

Under NRHP Criterion B or CRHR Criterion 2, this property is not important for associations with persons who made significant contributions to history. Research did not reveal that any of the owners or occupants of this building made demonstrably important contributions to history at the local, state, or national level.

The property at 20 North Almaden Avenue does not possess distinctive characteristics of a type, period, or method of construction, nor is it a work of a master architect (NRHP Criterion C or CRHR Criterion 3). This building is a One-Part Commercial Block style building, a style that became popular in the late nineteenth century and continued to be popular through World War II. It is characterized by single-story boxy massing, flat roof, plate glass façade fronting directly onto a sidewalk, a large wall area between the windows and cornice for lettering, and a parapet. Twentieth century examples of the style had a more simple, reserved, and unpretentious appearance than those built before 1900.⁶ The building at 20 North Almaden is a typical and modest example of the One-Part Commercial Block that lacks architectural distinction, therefore, it does not meet this criterion.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or historic construction materials and technologies.

In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the alterations to the building at 20 North Almaden including replacement and/or addition of windows, doors and awnings on the façade and north side, and the change in use of the building from a warehouse to a retail/restaurant space has diminished its integrity of design, materials, workmanship, feeling and association.

Pedro Square Restaurants: a \$1 Million Plan," *San Jose Mercury News*, February 4, 1993 (Clippings File – San Jose – San Pedro Square, California Room, San Jose Public Library); Denis C. Theriault, "San Jose Council Oks Millions for San Pedro Square," *San Jose Mercury News*, December 9, 2008; Jeff Cianci, "Downtown Market Flips the Switch," *San Jose Mercury News*, September 12, 2011.

⁵ Sanborn Map Company, *San Jose, California*, 1950, sheet 83; R.L. Polk & Company, *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1950-1979); City of San Jose, Building Permits, 31 North Market Street, Permits Nos. 972, 7571, 67387, 762, 27910, 28114, 33880, 35098, 58459F, 93-30625, 2002-038691, RAD02-003, RAD03-027, H06-043, AD10-212; Haines & Company, *San Jose City and Suburban Directory* (Burlingame: Haines & Co, 1985-1999).

⁶ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 54-65.

P5b. Photographs (continued):



Photograph 2. North side of building, camera facing southwest, January 15, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference # F-01

P1. Other Identifier: 730 The Alameda

*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 West Date (1961, photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 730 The Alameda City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-33-040

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

This single-story commercial building located at 730 The Alameda on a 0.41-acre parcel commercial area west of downtown San Jose (**Photograph 1**). The building has a rectangular plan on a concrete foundation and is covered by a flat roof. Exterior walls are tilt-up reinforced concrete slab construction. The façade has a set of metal frame glass double doors surrounded by fixed pane windows. To the east of the doors is a set of three large display windows with a small aggregate stone veneer on each side and sheltered by a flat projecting roof. A metal roll-up door is at the rear of the building. A small concrete block shed is located off of the southwest corner of the main building. The shed is covered by a flat roof and features steel sash windows and a single entry door.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #)
Photograph 1. Camera facing southwest, March 26, 2014

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1964, City of San Jose Building Permit

*P7. Owner and Address:
AECO Management Enterprises
PO Box 17070
Oakland, CA 94601

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Automotive Engineering

B2. Common Name: Grand Prix Glass

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: International

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1964; main door and windows replaced, 2006-2014; second entrance on façade removed and replaced with display windows, 2006-2014

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: A.S. Holmes & Son, Oakland, California

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 730 The Alameda does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); City of San Jose Department of City Planning, "The Alameda," April 1984.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: March 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The modern street known as The Alameda roughly follows a 200-year old thoroughfare running approximately three miles northwest of downtown San Jose. The modern roadway began to take shape when western San Jose was subdivided in the late nineteenth century. The Alameda remained largely residential into the early twentieth century and was served by an electric railway connection with downtown. Some commercial development had occurred by this time on The Alameda consisting of stores, manufacturing businesses, machine shops, and sheet metal works. In 1914, the California Packing Corporation constructed Del Monte Plant 51 between Bush and White Streets one block south of The Alameda and near the study parcel, which remained in operation until 1991.¹ From the 1930s to the 1950s, the east end of The Alameda near Stockton Avenue was transformed from a residential neighborhood to an increasingly industrial area with businesses positioned to take advantage of the nearby Southern Pacific Railroad as well as the Western Pacific Railroad freight depot located on The Alameda west of Bush Street. Automobile-oriented businesses also increased along The Alameda after the road became part of US101 in the 1920s. The route, later designated SR82 when US101 was rerouted in the 1960s, still serves as a commercial corridor between Santa Clara and San Jose, although recently returning residential uses are returning to The Alameda in the form of apartments and condominiums.²

Prior to the construction of the current building at 730 The Alameda in 1964, the lot was occupied by a blacksmith shop in the 1890s and a used car lot in the 1940s and 1950s. No buildings from these previous uses remain. The current building was constructed by Automotive Engineering of San Jose which operated at the location until 1979. A restaurant and bar equipment supply company occupied the building in 2006 and currently it is a residential and commercial glass company.³

Evaluation

The property at 730 The Alameda does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This property was developed in 1964 well after the initial commercial development of The Alameda and the area. The property is part of the general commercial and industrial growth of San Jose and of this area after World War II, but it is not important within that context. Furthermore, the businesses at the address have not made important contributions to respective fields. The property, therefore, does not represent an important trend or event within this context, but rather is among numerous similar industrial and commercial buildings constructed during this period.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

The property at 730 The Alameda does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. This building has characteristics of the International Style, a style popular in the US during the 1950s and 1960s and was adapted to institutional, commercial and industrial buildings at this time. The commercial building type of the style is identified by reinforced concrete construction; flat roofs; lack of decoration; simple cubic forms; smooth, blank exterior walls; cantilevered projections; ribbon windows; use of brick and stone on the facade, and curtain walls of glass.⁴ While the

¹ *Rose Garden Resident*, 19 January 2006.

² City of San Jose Department of City Planning, "The Alameda," April 1984; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915, 1928, 1945, and 1951); R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1930-1950).

³ Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1895, 1915, 1928, 1945, and 1951); R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1965, 1968, 1973, 1979).

⁴ Henry-Russell Hitchcock and Philip Johnson, *The International Style* (New York & London: W.W. Norton & Company, 1995), passim; Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (New York: Alta Mira Press, 2000), 126; Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2002), 469-473.

building at 730 The Alameda exhibits some of the characteristics, it is a modest example that lacks architectural distinction and is therefore not eligible under this criterion. Additionally, the architect of this building is unknown, but it does not appear to be the important work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria for listing in either the NRHP or CRHR, the replacement of the main door and windows and the removal of the second entrance on façade and installation of display windows has diminished the integrity of materials, workmanship, design, feelings and association.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Other Identifier: 746-748 The Alameda

***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 West Date (1961, photorevised 1980) T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address 745-748 The Alameda City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-33-039

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

This single-story commercial building located at 746-748 The Alameda was constructed on a 0.24-acre parcel in a commercial area west of downtown San Jose. The 7,568 square-foot building has a rectangular plan on a concrete foundation and is covered by a flat roof. The building is constructed in two elements: the storefront facade element, which borders The Alameda, and a rear warehouse with offices. Exterior walls are of reinforced concrete slab tilt-up construction. The oversized, one-story façade element has a wide aluminum, vertical-channeled cornice that extends across two-thirds of the façade, and wraps around the northwest corner of the building. The cornice shelters wood-frame, plate-glass windows that surrounding a double glass door. (See Continuation Sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP6—1-3 story commercial building

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

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



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

Photograph 1. Camera facing southeast, March 26, 2014

***P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
1965, City of San Jose Building Permit

***P7. Owner and Address:**
GMS The Alameda, LLC
160 West Santa Clara St. #1190
San Jose, CA 95113

***P8. Recorded by:** (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** March 26, 2014

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

***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) _____

B1. Historic Name: Gerard Tire Service

B2. Common Name: Plant 51 Lofts and Flats

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: International

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1965; windows and personnel doors installed in alternating garage bays, 1993.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: William Wallace

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The building at 746-748 The Alameda does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); City of San Jose Department of City Planning, "The Alameda," April 1984.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: March 2014

(This space reserved for official comments.)



P3a. Description (continued):

The northeast corner of the façade is covered by irregularly shaped stone veneer. The west side has four sets of wood frame full glass doors flanked by large fixed pane windows. Next to each of these is a metal roll-up garage door. The east and south sides of the building have no doors or windows.

B10. Significance (continued):

Historic Context

The modern street known as The Alameda roughly follows a 200-year old thoroughfare running approximately three miles northwest of downtown San Jose. The modern roadway began to take shape when western San Jose was subdivided in the late nineteenth century. The Alameda remained largely residential into the early twentieth century and was served by an electric railway connection with downtown. Some commercial development had occurred by this time on The Alameda consisting of stores, manufacturing businesses, machine shops, and sheet metal works. In 1914, the California Packing Corporation constructed Del Monte Plant 51 between Bush and White Streets one block south of The Alameda and near the study parcel, which remained in operation until 1991.¹ From the 1930s to the 1950s, the east end of The Alameda near Stockton Avenue was transformed from a residential neighborhood to an increasingly industrial area with businesses positioned to take advantage of the nearby Southern Pacific Railroad as well as the Western Pacific Railroad freight depot located on The Alameda west of Bush Street. Automobile-oriented businesses also increased along The Alameda after the road became part of US101 in the 1920s. The route, later designated SR82 when US101 was rerouted in the 1960s, still serves as a commercial corridor between Santa Clara and San Jose, although recently returning residential uses are returning to The Alameda in the form of apartments and condominiums.²

The current building at 746-748 The Alameda was constructed in 1965 and owned by Edward La Croix and Duncan Iwagaki at the time. It opened in 1966 as Gerard Tire Service and this business continued to occupy the building into the 1990s. A fire occurred in the building in 1993 and alterations to the exterior followed including the installation of windows and personnel doors in former garage door bays, and conversion of a portion of the warehouse space to office space. Property ownership transferred to KLIFO Family Investment LLC in 2004. The building is currently a rental and sales office for Plant 51 Lofts and Flats.³

Evaluation

The property at 746-748 The Alameda does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This property was developed in 1965 well after the initial commercial development of The Alameda and the area. The property is part of the general commercial and industrial growth of San Jose and of this area after World War II, but it is not important within that context. Furthermore, the businesses at the address have not made important contributions to their respective fields. The property, therefore, does not represent an important trend or event within this context, but rather is among numerous similar industrial and commercial buildings constructed during this period.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

¹ *Rose Garden Resident*, 19 January 2006.

² City of San Jose Department of City Planning, "The Alameda," April 1984; Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915, 1928, 1945, and 1951); R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1930-1950).

³ R.L. Polk & Co., *Polk's San Jose City Directory*, 1926 – 1979; City of San Jose, Building Department, Building Permit #75690-V (August 9, 1965), #51162-F (August 31, 1996), #9338418 (September 10, 1993); Santa Clara County Clerk, Official Records Search, Available at <http://www.clerkrecordersearch.org>, Accessed October 23, 2006.

The property at 746-748 The Alameda does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. This building has characteristics of the International Style, a style popular in the US during the 1950s and 1960s and was adapted to institutional, commercial and industrial buildings at this time. The commercial building type of the style is identified by reinforced concrete construction; flat roofs; lack of decoration; simple cubic forms; smooth, blank exterior walls; cantilevered projections; ribbon windows; use of brick and stone on the facade, and curtain walls of glass.⁴ While the building at 746-748 The Alameda exhibits some of the characteristics, it is a modest example that lacks architectural distinction and is therefore not eligible under this criterion. Additionally, the architect of this building is unknown, but it does not appear to be the important work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria for listing in either the NRHP or CRHR, the installation of windows and personnel doors replacing vehicle bays has diminished the integrity of materials, workmanship, design, feelings and association.

⁴ Henry-Russell Hitchcock and Philip Johnson, *The International Style* (New York & London: W.W. Norton & Company, 1995), passim; Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (New York: Alta Mira Press, 2000), 126; Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2002), 469-473.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or # (Assigned by recorder) Map Reference # F-03

P1. Other Identifier: 32 Stockton Avenue; 699 The Alameda Avenue

*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 West Date 1961 (photorevised 1973) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 32 Stockton Avenue; 699 The Alameda Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-28-001

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

This 0.74-acre wedge-shaped parcel contains multiple buildings and structures associated with two businesses at 32 Stockton Avenue and 699 The Alameda Avenue (**Photograph 1**). For the purposes of this form, the six buildings on the parcel have been numbered 1 through 6 (see **Site Map**). Building 1 is a small single-story flat roof office building sheathed with horizontal and vertical wood siding. A full-width shed roof awning on the southwest side extends over a concrete stoop with replacement entry door flanked by two replacement multi-light vinyl sliding windows. A large sign for the building at 699 The Alameda Avenue is at the roofline. Building 2 is a small, corrugated metal building with a gable roof set on the pavement. A full-width shed roof awning shelters the entry door and a sliding vinyl window. Between the two buildings is a metal pole vehicle shelter (**Photograph 2**). (See Continuation Sheet.)

*P3b. **Resource Attributes:** (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, November 19, 2013

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
Ca. 1954, R.L. Polk Directory

*P7. **Owner and Address:**
Janet R. Grewer
2130 Vizcaya Way
Campbell, CA 95008-5655

*P8. **Recorded by:** (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. **Date Recorded:** November 19, 2013

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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 6

*Resource Name or # (Assigned by recorder) Map Reference # F-03

*Recorded by Steven J. Melvin and Chandra Miller *Date November 19, 2013 Continuation Update

B1. Historic Name: San Jose Auto Steam Cleaners
B2. Common Name: San Jose Auto Steam Cleaning
B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Building 1 (699 The Alameda Avenue) office building constructed circa 1954; Building 5, 1960s; Building 2,3,4 appear to have been added in the 1990s; Building 6 built between 1960s-1980s.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 32 Stockton Avenue and 699 The Alameda Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record, 2013; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company (various years); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Chandra Miller

*Date of Evaluation: December 2013

(This space reserved for official comments.)



P3a. Description (continued):

Building 3 is a gable roof building on a wood foundation used as an office for 32 Stockton Avenue (**Photograph 3**). The horizontal pressed metal siding building has two entry doors on the southeast side and sliding metal windows throughout. A temporary metal pole and tarp car canopy is located at the northeast end of the building. Buildings 4, 5, and 6 are located in a cluster at the northeast corner of the parcel (**Photograph 4**). Building 4 is a tall square-plan wood and corrugated metal shed roof shelter. The roof is supported by wood posts and lacks walls. Building 5 is a tall, square-plan flat roof wood shelter with mechanical car lifts to the northeast. The roof is supported by wood posts and lacks walls. Building 6 is a square-plan flat roof corrugated metal building with a small shed roof wood and corrugated metal addition at the south corner. The building houses carwash mechanical equipment and has a large vent mounted on the center of the roof. Two metal shed roof shelters for waiting areas are located along the fence line.

B10. Significance (continued):

Historic Context

This lot was first developed as part of a late nineteenth century neighborhood, and then was converted to a commercial use in the twentieth century because of its location on a busy intersection of Stockton Avenue and The Alameda. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. The Southern Pacific Railroad (SPRR) was built through the area roughly parallel to Stockton Avenue in the 1870s. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development.¹

Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.²

Through the early and mid twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.³

This property at 32 Stockton Avenue / 699 The Alameda was originally developed in 1930 as the San Jose Auto Steam Cleaners at 32 Stockton Avenue. None of the buildings and structures built as part of this initial development in 1930 are

¹ Britton & Rey, *San Jose California* [map] (San Francisco: N. J. Stone, Company, 1901).

² The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

³ Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

currently extant. About 1954 a small office for a used car lot was built (Building 1). In the 1960s, an auto washing structure was built (Building 5) and a building to house car wash machinery was constructed sometime between the 1960s and 1980s (Building 6). The concession stand (Building 2) and office building (Building 3) were added in the 1990s.⁴

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 32 Stockton Avenue / 699 The Alameda Avenue does not appear to have important associations with significant events in local, state, or national history. The property is not associated with the initial industrial and commercial development of Stockton Avenue area or the City of San Jose, which began in earnest in the nineteenth century. Rather, it was first developed in 1930s and is not important within the context of commercial and industrial growth in this area. Furthermore, the businesses at the address have not made important contributions to their respective fields.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that San Jose Auto Steam Cleaners owners or other owners or occupants of this property made demonstrably important individual contributions to history at the local, state, or national level.

The buildings at 32 Stockton Avenue/699 The Alameda Avenue are not eligible under NRHP Criterion C or CRHR Criterion 3 because they do not possess distinctive characteristics of a type, period, or method of construction, nor are they the important work of a master architect. The buildings are of utilitarian construction and lack identifying characteristics of a specific architectural style. The buildings utilize common building techniques and materials such as wood-post and metal framing with wood or corrugated metal siding, which is typical of modestly designed commercial and industrial buildings. Many of the buildings on the parcel appear to be prefabricated modular buildings. As such, the buildings lack architectural distinction and are not eligible under this criterion. Additionally, these buildings do not appear to be the important work of a master architect.

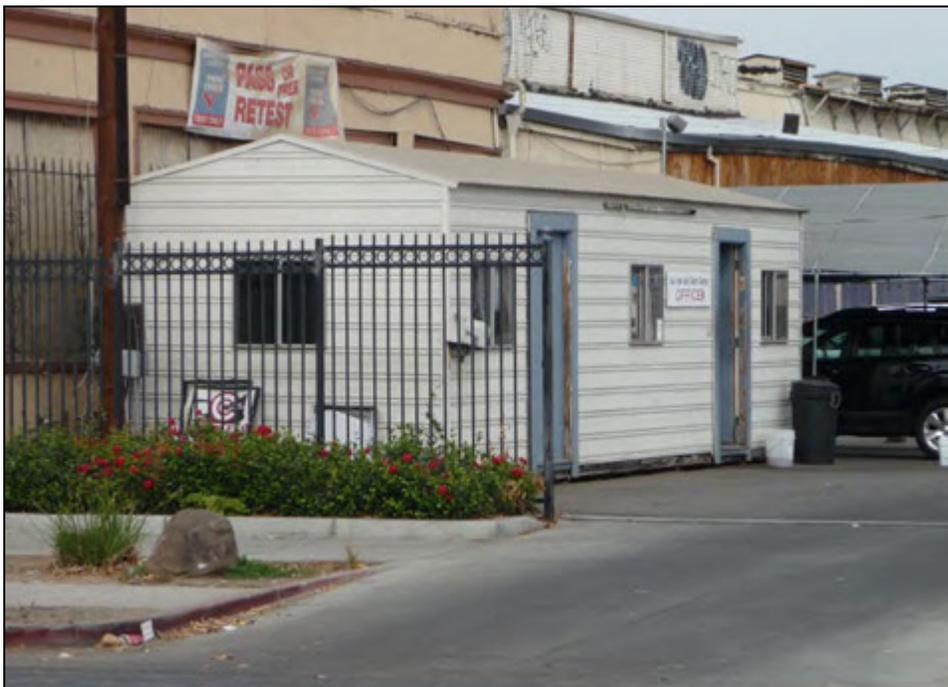
The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the removal of the regular addition of buildings and structures to the property over the years has diminished the integrity of the complex.

⁴ R.L. Polk & Co., *Polk's San Jose City and Suburban Directory* (San Francisco, CA: R.L. Polk & Co., 1930, 1935, 1941, 1949-50, 1952, 1954, 1960, 1962, 1964, 1969, 1975); Sanborn Map Company, *San Jose, California*, 1932, 1950, 1958, 1962; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1968, 1980); City of San Jose, Planning Division, Permit No. RH97-001, January 21, 1997.

Photographs (continued):



Photograph 2: Building 1 at right (699 The Alameda), Building 2 at left with modern metal carport in between; facing east, November 19, 2013.

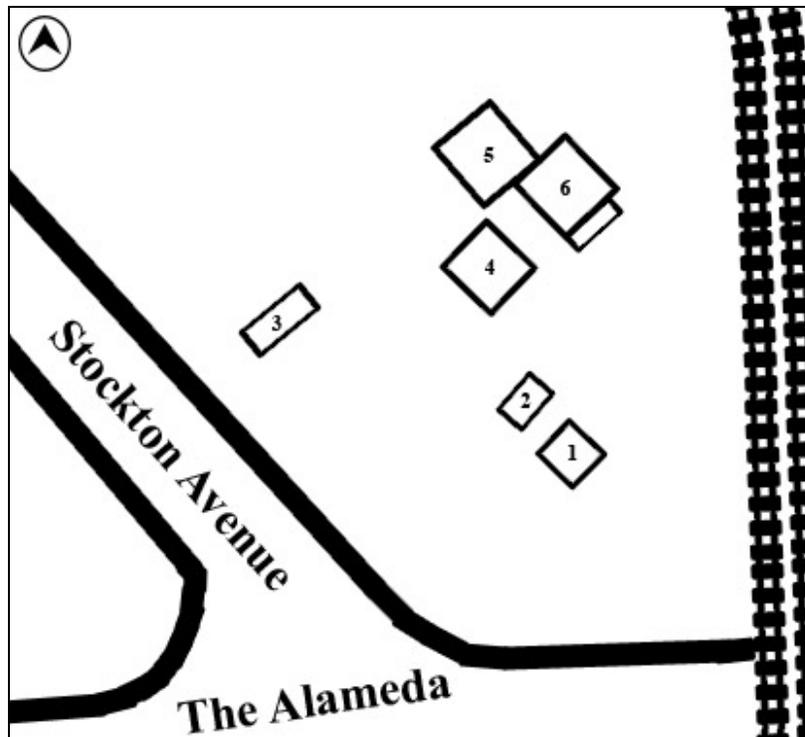


Photograph 3: Building 3 office (32 Stockton Avenue); facing north, November 19, 2013.



Photograph 4: Building 4 shelter in middle, Building 5 at left rear, Building 6 at right; facing east, November 19, 2013.

Site Map:



- Building 1:** Alterations shop (699 The Alameda)
- Building 2:** Concession stand
- Building 3:** Modular office (32 Stockton Avenue)

- Building 4:** Wash rack shelter
- Building 5:** Wash rack shelter
- Building 6:** Carwash mechanical room

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-04

P1. Other Identifier: 60-62 Stockton Avenue

*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 West Date 1961 (photorevised 1973) T _____; R _____; _____ ¼ of Sec _____; _____ M.D.B.M.

c. Address 60 and 62 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-28-002

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

The 13,000-square foot industrial building at 60 Stockton Avenue is located in a mixed-use area west of downtown San Jose. The long, rectangular building has multiple elements which are from front to back: a two-story flat roof element fronting Stockton, two one-story elements with monitor roofs, a low-pitch gable roof section, and a shed-roof section (**Photograph 1**). The front part of the building is clad in stucco and has rows of large wood frame fixed pane windows. Window openings on the second floor mirror those on the first, but have been boarded up on the façade and south side. The second story windows on the north side are intact and contain industrial sash lights. Centrally located on the façade are a metal personnel door and a metal roll-up door. At the roofline is a molded cornice and a similar course runs between the first and second floors. The rear sections of the building are almost completely obscured, but appear to be largely clad in plywood and corrugated metal, most of the window openings in the monitor have been covered, and cupolas with louvered vents line the roof ridge.

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, Camera facing north, November 19, 2013

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1920; Sawyer, History of Santa Clara County; Sanborn Maps

*P7. Owner and Address:
Vinh Ngoc Phan and Lien Nguyen
60 Stockton Avenue
San Jose, CA 95126

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Smith Manufacturing Company, Western Foundry

B2. Common Name: DLT Collision & Services

B3. Original Use: manufacturing B4. Present Use: automotive repair

*B5. Architectural Style: Two-Part Commercial Block; utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1920; Replacement stucco and plywood siding, dates unknown; boarded-up windows, dates unknown; altered front entrance, dates unknown.

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

*B8. Related Features: 106-120 Stockton Avenue (APN: 259-28-003)

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 60 and 62 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

Historic Context

This property was developed between 1917 and 1922 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad (SPRR) line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company (various years); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The Smith Manufacturing Company developed this property at 60 and 62 Stockton Avenue between 1917 and 1922 as a manufactory for canning and fruit packing machinery. John S. Smith founded Smith Manufacturing in 1903, producing supplies for local orchardists and canneries. A native of Nova Scotia, John Smith migrated with his family to California in 1888 before moving north to British Columbia where he undertook manufacturing work. In 1900, he took his skills to the Santa Clara Valley where he started Smith Manufacturing at a plant on Santa Clara Street. As the fruit canning industry grew through the first decades of the twentieth century, Smith's manufacturing business thrived and produced equipment for canners and packers up and down the West Coast.³

The company soon outgrew its Santa Clara Street facility and, in 1916, Smith purchased a parcel which included 60 / 62 Stockton Avenue and the adjacent 106-120 Stockton Avenue. At 106-120 Stockton Avenue Smith built a 26,400-square-foot factory which opened in 1917.⁴ It was about this time that John Smith's eldest son, Charles O. Smith formally joined the company as company secretary. By 1922, the company had added two more buildings and 24,600-square-feet. It appears that one of these two buildings was the 13,000-square-foot building at 60-62 Stockton Avenue. The plant at this time consisted of a wood-working department, machine shop, metal shop, foundry, pattern shop, and boiler shop and it produced a wide

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles, CA: Historic Record Company, 1922), 273, 1106; R.L. Polk Company, *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1917).

⁴ 106-120 Stockton Avenue (APN: 259-28-003) is documented on a separate DPR 523 form for this project. The address in 1917 was 16 Stockton Avenue.

variety of machines. By the early 1920s, the company began shipping their products throughout the world and their exports grew until about 70 percent went to buyers outside the Santa Clara Valley.⁵

During the 1930s, it appears Smith Manufacturing Company began a gradual decline and vacated this building, first the east half and eventually the entire building. The rear of the building continued to function as a foundry, housing at different times Western Foundry, W.B. Northig Foundry, and Golden West Foundry while the front of the building began a long succession of auto repair businesses including Peterson Auto Shop, G. O. Velt Auto Upholstery, N. E. Massa Auto Upholstery, Earl Willard Radiator Repair, Peter J. Turano Auto Body Shop, John's Auto and Furniture Upholstery Shop, and San Jose Auto Body Shop. It currently houses DLT Collision & Services, also an auto repair business.⁶

Evaluation

The property at 60 and 62 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property is not associated with the initial industrial and commercial development of Stockton Avenue area or the City of San Jose, which began in earnest in the nineteenth century. Rather, it was first developed between 1917 and 1922, several decades after industry had been established in the area. The property also does not possess significant associations with the manufacturing or canning industries. While Smith Manufacturing became successful from the 1910s through at least the 1920s, when it built the property recorded on this form, it does not appear that any of the products manufactured by the company made demonstrably important contributions to the canning or fruit packing industry.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that Smith Manufacturing owners John S. Smith and Charles O. Smith or later owners and occupants of the building, made demonstrably important individual contributions to history at the local, state, or national level.

The building at 60 and 62 Stockton Avenue is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The front element of this building is a Two-Part Commercial Block, the dominant style of commercial building throughout the country from about the 1850s to the 1940s. The style is two to four stories, flat roof, and a prominent horizontal division between the first and upper floors, often with the first floor having its own cornice. The lower levels of this style contained public spaces such as stores while the upper level was for more private spaces such as offices. Two-Part Commercial Blocks had a strong Victorian flavor in the late 19th century, but became more reserved and embraced a Classical tradition around 1900 that emphasized order and balance. Many of the buildings built 1900-1940 generally lacked ornamentation and often used new building materials such as steel and concrete. The style could accommodate a wide range of functions and were commonly used for stores, banks, fraternal halls, theaters, hotels, and office buildings. Many design elements such as fenestration depended on the particular use of the buildings.⁷ The front element of the building at 60 and 62 Stockton Avenue exhibits characteristics of the Two-Part Commercial Block such as its massing, distinct horizontal divisions, and lack of ornamentation. The rear elements of the buildings are utilitarian and lacks identifying characteristics of a specific architectural style. These sections employ common building designs and materials for industrial buildings at the time such as a monitor roof, wood-post framing, and corrugated metal siding. Overall, this building is typical for its type and period and lacks architectural distinction. Furthermore, it does not appear that the building was designed by a master architect.

⁵ Sawyer, *History of Santa Clara County*, 273, 1106; "Plant of Smith Manufacturing Company at San Jose Ready for Increased Business in 1917," *Western Canner and Packer*, Vol. 8, No.10 (February 1917): 60; R.L. Polk & Co, *Polk's San Jose City Directory*, 1917, 1918, 1923.

⁶ R.L. Polk & Co., *Polk's San Jose City Directory*, 1930, 1935, 1936, 1938, 1941, 1943, 1944, 1945, 1949-50, 1954, 1956, 1957, 1960; Sanborn Map Company, *San Jose, California*, 1932, 1950, 1962.

⁷ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 24-41.

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*Resource Name or # (Assigned by recorder) Map Reference # F-04

*Recorded by Steven J. Melvin and Chandra Miller *Date November 19, 2013

Continuation Update

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the boarded-up windows, replacement stucco and plywood siding, and altered entrance have diminished the integrity of materials, workmanship, design, feelings and association.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-05

P1. Other Identifier: 106-120 Stockton Avenue

*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 West Date 1961 (photorevised 1973) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 106-120 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 259-28-003

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

The 27,710-square-foot industrial building at 138 Stockton Avenue is on a 0.69-acre parcel in a mixed-use area west of downtown San Jose (**Photograph 1**). The long, rectangular building has multiple elements which are from front to back: a two-story flat roof element fronting Stockton, a monitor section, and a low-pitch gable roof flanked by two shed-roof elements at the rear. The front element is made of poured concrete clad in stucco. At the roofline is a stepped parapet and a simple cornice running across the front and down both sides. Windows on this element consists of and two- and four-light fixed windows in wood frames on the first floor and multi-light, industrial sash on the second. Some of the windows are sheltered by canvas awnings. Centrally located on the façade is the recessed front entrance with three glazed personnel doors. A secondary entrance is located on the south end of the façade. Additional entrances are on both sides. The rear sections of the building are almost completely obscured, but appear to be largely clad in corrugated metal.

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, Camera facing east, November 19, 2013

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1917, Sawyer History of Santa Clara County

*P7. Owner and Address:
Daniel E. Hudson and Moraga Rheem, LLC
1510 S. Bascom Avenue #7
Campbell, CA 95008

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Smith Manufacturing Co., Gardner-Smith Inc., Reliable Pattern Works and Foundry

B2. Common Name: _____

B31. Original Use: manufacturing B4. Present Use: automotive repair

*B5. Architectural Style: Two-Part Commercial Block; utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1917; portions of building's east end demolished, 1950-1962; replacement windows and modified entrance, dates unknown.

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

*B8. Related Features: 60 and 62 Stockton Avenue (APN: 259-28-002)

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 106-120 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

Historic Context

This property was developed between 1917 and 1922 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad (SPRR) line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor record as reported to First American Real Estate Solutions online service, 2013; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The building at 106-120 Stockton Avenue was constructed 1917 for Smith Manufacturing Company, which used it and the building to the south as factories for manufacturing canning and fruit packing machinery. John S. Smith founded Smith Manufacturing in 1903, producing supplies for local orchardists and canneries. A native of Nova Scotia, John Smith migrated with his family to California in 1888 before moving north to British Columbia where he undertook manufacturing work. In 1900, he took his skills to the Santa Clara Valley where he started Smith Manufacturing at a plant on Santa Clara Street. As the fruit canning industry grew through the first decades of the twentieth century, Smith's manufacturing business thrived and produced equipment for canners and packers up and down the West Coast.³

The company soon outgrew its Santa Clara Street facility and, in 1916, Smith purchased a parcel which included 106-120 Stockton Avenue and the adjacent 60 / 62 Stockton Avenue (**Illustration 1**). At 106-120 Stockton Avenue Smith built a 26,400-square-foot factory which opened in 1917.⁴ It was at about this time that John Smith's eldest son, Charles O. Smith formally joined the company as company secretary. By 1922, the company had added two more buildings and 24,600-square-feet. It appears that one of these two buildings was the 13,000-square-foot building at 60-62 Stockton Avenue. The plant at this time consisted of a wood-working department, machine shop, metal shop, foundry, pattern shop, and boiler shop

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose 1948, 1960, 1968 (California Room, San Jose Public Library); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles, CA: Historic Record Company, 1922), 273, 1106; Polk-Husted Company, *Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory* (Sacramento, Ca: Polk-Husted Directory Co., 1917).

⁴ 106-120 Stockton Avenue (APN: 259-28-003) is documented on a separate DPR 523 form for this project. The address in 1917 was 16 Stockton Avenue.

and it produced a wide variety of machines. By the early 1920s, the company began shipping their products throughout the world and their exports grew until about 70 percent went to buyers outside the Santa Clara Valley.⁵



Illustration 1: Smith Manufacturing Company building, as it appeared when it opened in 1917.⁶

During the 1930s, it appears Smith Manufacturing Company began a gradual decline. It vacated its factory at 60 & 62 Stockton Avenue, first the east half and eventually the entire building. The company remained at this building, however, through the 1940s. In the late 1940s, the company had changed names to Gardner-Smith Incorporated. It continued to be run by Charles Smith and his son Oliver Smith, who later took over the business. In the mid-1950s, after Charles Smith died, the company left the building, which sat vacant for several years. Research did not indicate what prompted the closure of the building and Gardner-Smith does not appear to have relocated to another factory within San Jose, suggesting it either left town or went out of business. The factory was next occupied by Reliable Pattern Works and Foundry, run by Jason McEwan, which remained at the building through at least 1975. The building has since been divided into several spaces, and now houses multiple businesses, including Silicon Valley Judo, The Fencing Center, and Anderson's Tree Care Specialists.⁷

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 106-120 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history. The property is not associated with the initial industrial and commercial development of Stockton Avenue or the City of San Jose, which began in earnest in the nineteenth century. Rather, it was first developed in 1917, several decades after industry had been established in the area and it is not important within the context of commercial and industrial growth in San Jose or this area. The property also does not possess significant associations with the manufacturing or canning industries. While Smith Manufacturing became successful from the 1910s through at least the 1920s, when it built the property recorded on this form, it does not appear that

⁵ Sawyer, *History of Santa Clara County*, 273, 1106; "Plant of Smith Manufacturing Company at San Jose Ready for Increased Business in 1917," *Western Canner and Packer*, Vol. 8, No.10 (February 1917): 60; Polk-Husted Company, *Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory* (Sacramento, Ca: Polk-Husted Directory Co., 1917, 1918, 1923).

⁶ "Plant of Smith Manufacturing Company at San Jose Ready for Increased Business in 1917," *Western Canner and Packer*, 60.

⁷ R.L. Polk & Co., *Polk's San Jose City and Suburban (Santa Clara County, Calif.) Directory* (San Francisco, CA: R.L. Polk & Co., 1930, 1935, 1936, 1938, 1941, 1943, 1944, 1945, 1949-50, 1954, 1956, 1957, 1960); Sanborn Map Company, San Jose (New York: Sanborn Map Company, 1932, 1950, 1962).

any of the products manufactured by the company made demonstrably important contributions to the canning or fruit packing industry.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that Smith Manufacturing owners John S. and Charles O. Smith or later owners and occupants of the building, made demonstrably important individual contributions to history at the local, state, or national level.

The building at 106-120 Stockton Avenue is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The front element of this building is a Two-Part Commercial Block, the dominant style of commercial building throughout the country from about the 1850s to the 1940s. The style is two to four stories, flat roof, and a prominent horizontal division between the first and upper floors, often with the first floor having its own cornice. The lower levels of this style contained public spaces such as stores while the upper level was for more private spaces such as offices. Two-Part Commercial Blocks had a strong Victorian flavor in the late 19th century, but became more reserved and embraced a Classical tradition around 1900 that emphasized order and balance. Many of the buildings built 1900-1940 generally lacked ornamentation and often used new building materials such as steel and concrete. The style could accommodate a wide range of functions and were commonly used for stores, banks, fraternal halls, theaters, hotels, and office buildings. Many design elements such as fenestration depended on the particular use of the buildings.⁸ The front element of the building at 106 and 120 Stockton Avenue exhibit characteristics of the Two-Part Commercial Block such as its massing, distinct horizontal divisions, concrete construction, vertical relief between the window sets suggesting columns, and lack of ornamentation. The rear elements of the buildings are utilitarian and lacks identifying characteristics of a specific architectural style. These sections utilized common building designs and materials for industrial buildings at the time such as a monitor roof, concrete walls, corrugated metal siding and industrial sash windows, all of which were typical of industrial buildings from the time. Overall, this building is typical for its type and period and lacks architectural distinction. Furthermore, it does not appear that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the replacement windows on the first floor of the facade, altered entrance, and the demolition of portion of the east end of the building have diminished the integrity of materials, workmanship, design, feelings and association.

⁸ Richard W. Longstreth, *The Buildings of Main Street* (Landham, MD: Rowman and Littlefield, 2000), 24-41.
DPR 523L (1/95)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # F-06

P1. Other Identifier: 138 Stockton Avenue

*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 West Date 1961 (photorevised 1973) T _____; R _____; _____ ¼ of Sec _____; _____ M.D.B.M.

c. Address 138 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-28-004

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

The 0.47-acre parcel at 138 Stockton Avenue contains a single-story industrial building with a parapet and monitor roof (**Photograph 1**). The property is located in a mixed-use area west of downtown San Jose. The false-front stepped parapet on this 6,100-square-foot building features red clay tiles on a faux mansard element. The raised section of the monitor roof features steel-sash multi-light windows on both the north and south sides. Clad in stucco, the building has a symmetrical façade, featuring a centrally sited entrance with a glazed wood door and two sidelights. The entrance and sidelights are sheltered by a canvas awning. Fenestration on this wall consists of two-over-two double-hung wood windows and multi-light steel-sash fixed windows. An arched opening with louvered vents is located above the entrance. Fenestration on the north and south walls includes replacement vinyl windows, two-over-two double-hung wood windows, and multi-light steel-sash windows, some of which are boarded up or painted over.

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing east, November 19, 2013**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1930, Polk's City Directory

*P7. Owner and Address:
Daniel E. Hudson and Moraga Rheem LLC
1510 S. Bascom Avenue #7
Campbell, CA 95008-0618

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Western Elevator Manufacturing Co., Max Manufacturing, Reliable Pattern Works

B2. Common Name: Cranial Sacral Therapy Center

B3. Original Use: manufacturing B4. Present Use: commercial

*B5. Architectural Style: industrial utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1930; replacement windows, stucco siding, false front tile roofing, dates unknown; demolition of storage room at east end, ca. 1950-1962; demolition of another storage room at east end, post-1962.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 138 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

Historic Context

This property was developed between 1917 and 1922 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad (SPRR) line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The property at 138 Stockton Avenue was built circa 1930 for Western Elevator Manufacturing Company, which had previously occupied part of the building on the parcel to the south. The company vacated the building by 1931 and A.M. Mortensen Inc., a service station equipment company, moved in, following by Rundie's Inc., a neon sign company which occupied the building by 1941. Two years later, Rundie's shared the building with new tenants, Max Manufacturing Co. and Reliable Pattern Works, both owned by James McEwan. Rundie's vacated in the 1940s and McEwan's two companies remained until the 1950s, when Reliable moved to the large factory immediately south of 138 Stockton Avenue (at 106-120 Stockton Avenue). Max Manufacturing continued to occupy 138 Stockton Avenue until at least 1975. It is currently occupied by a physical therapy business.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 138 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history. It was built in 1930 after the early industrial and commercial development of Stockton Avenue and the City of San Jose, which had begun in earnest in the late nineteenth century. Rather, the property was developed several decades later during a period of general commercial and industrial growth in San Jose and this area and it is not important within this context. The property also does not possess significant associations with manufacturing industries. The building was used by various manufacturers through its history, including

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1928, 1930, 1931, 1932, 1935, 1941, 1943, 1945, 1949-50, 1955, 1960, 1964, 1969, 1975); Sanborn Map Company, *San Jose, California*, 1932, 1950, 1962; US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-42, Sheet 4A, 1930.

makers of elevators, service station equipment, neon signs, and sanders. These businesses were typical for their time and it does not appear any of the businesses that occupied this building made important contributions to their respective industries.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that the individuals responsible for the development and use of this property, including Stanley Halstead (Western Elevator Manufacturing Co.), Roy Rundie (Rundie's Inc.), or James McEwan (Max Manufacturing Co. and Reliable Pattern Works), made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 138 Stockton Avenue is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is of utilitarian construction and lacks identifying characteristics of a specific architectural style. The building exhibits common design, building techniques and materials such as a monitor roof and wood-post framing, which are typical of modestly designed commercial and industrial buildings. As such, the building lacks architectural distinction and does not meet this criterion. Furthermore, it does not appear that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the some replacement windows, new front entrance, application of stucco siding, tile roofing on false-front, and the demolition of two storage rooms at the east end of the building have diminished the integrity of materials, workmanship, design, feelings and association.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # F-07

P1. Other Identifier: 250 Stockton Avenue

*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 West Date 1961 (photorevised 1973) T _____; R _____; _____ ¼ of Sec _____; _____ M.D.B.M.

c. Address 250 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-28-024

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

At 250 Stockton Avenue is a large, single-story, concrete commercial building located in a mixed-use area west of downtown San Jose (**Photograph 1**). The building has a long, roughly rectangular footprint, stucco siding, and a flat roof. The façade is asymmetrical with the primary entrance at the north end and a setback wall with secondary entrances on the south end. The has Art Deco characteristics including a broad, projecting entrance surround with vertical and horizontal bands, rows of steel-sash windows with projecting surrounds, and scored concrete walls. The aluminum-framed glass door is accessed by concrete steps; an aluminum-frame transom is above the door. The recessed element of the façade features an concrete ADA ramp with metal handrails leading to one of three doors on this wall. The other two doors are surrounded by a wall of metal-framed windows covered by projecting awning. The south wall has additional entrances, including personnel and freight doors.

*P3b. **Resource Attributes:** (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) Camera facing east, November 19, 2013

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
Ca. 1948, R.L. Polk Directory

*P7. **Owner and Address:**
San Jose Unified School District
855 Lenzen Avenue
San Jose, CA 95126-2736

*P8. **Recorded by:** (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. **Date Recorded:** November 19, 2013

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Joseph George Distributor
B2. Common Name: _____
B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: Art Deco

*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1948; Roof alterations post-1981.

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

*B8. Related Features: None

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 250 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

Historic Context

This property was developed between 1917 and 1922 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad (SPRR) line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company (various years); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The large concrete building at 250 Stockton Avenue was built circa 1948 and occupied for more than two decades by Joseph George Distributors. Joseph George Jr. started the company in the late 1930s when he bought Koerber Distribution, a tobacco wholesaler with a store in downtown San Jose. He soon expanded the company to sell candy, cigars, and soda syrup to local stores. After World War II, Joseph and his son Glenn added into beer, wine, and liquor to the products they sold and bought the the property at 250 Stockton Avenue around 1949 for their distribution center. The building originally had a monitor roof at the center with sidelights to allow natural light into the warehouse floor. The company did relatively well through the 1950s and 1960s, but the 1970s brought in several changes. In 1972, Joseph George Jr. died, leaving the company to Glenn who was later aided by his son Bert. Despite the loss of the company's founder, Joseph George Distributors performed exceptionally in the 1970s as the liquor and wine elements of their business grew. During this period, the company left 250 Stockton Avenue and became a major distributor in Northern California. The company's success, however, faded in the 1980s as the state lifted fair-trade regulations and out-of-state distributors flooded the market, forcing Joseph George Distributors downsize their operation to only beer and wine distribution. Meanwhile, the building at 250 Stockton Avenue was purchased by San Jose Unified School District in the 1970s for its Business Division. The school district continues to own the building and leases it to the Silicon Valley Telecom & Internet Exchange.³

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1930, 1932, 1935, 1936, 1941, 1943, 1945, 1947, 1949-50, 1955, 1956, 1960, 1964, 1969, 1975); Sanborn Map Company, *San Jose, California*, 1932, 1950, 1958, 1962; The Pacific Telephone and Telegraph Company, [San Jose Telephone Directory] (The Pacific Telephone and Telegraph Company: 1972); USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1981).

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 250 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history. The property is not associated with the early industrial and commercial development of Stockton Avenue or the City of San Jose, which had begun in earnest in the late nineteenth century. Rather, the property was developed several decades later during a period of general commercial and industrial growth in San Jose and this area and it is not important within this context. The property also does not appear to have made demonstrable significance contributions to the wine, beer, and liquor distribution industry.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that the individuals responsible for the development and use of this property, including Joseph George Jr. and Glenn George, made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 250 Stockton Avenue is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This building has a largely utilitarian design with some modest Art Deco characteristics on the facade, specifically the primary entrance with its robust, boxy surround. Other Art Deco elements include rows of steel-sash windows with projecting surrounds and scored concrete walls. This architectural style was popular during the 1930s and 1940s, especially in commercial and institutional buildings, but the building at 250 Stockton Avenue is a common example of the style and lacks architectural distinction. Furthermore, research did not reveal that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. While the building lacks architectural and historical significance, and does not meet the criteria necessary for listing in either the NRHP or CRHR, it does appear to retain integrity to its date of construction.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # F-08

P1. Other Identifier: 49 Wilson Avenue

*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 West Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; _____ M.D.B.M.

c. Address 49 Wilson Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-033-025

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

The 0.13-acre parcel at 49 Wilson Avenue contains a 1,048-square-foot residence and a detached garage. The one-story Queen Anne style residence has an irregular footprint and a steep cross-gable roof sheathed in composition shingles (**Photographs 1 and 2**). The walls are clad in channel rustic wood siding, with wide corner boards and other decorative details, such as molded banding around the lower walls of the main façade, sunburst patterns over a window and the porch entrance, and crown molding at the frieze on all visible sides of the house. Windows include original one-over-one, double-hung wood frame sash, as well as replacement vinyl frame sash with wood trim. The prominent bay under the front gable has a hipped roof, modern vertical-sliding vinyl window at the center and at each side. The bay window on the side is below a gable roof projecting from the main roof. This bay contains three similar width one-over-one, double-hung wood frame windows and has sawn wood scroll brackets with drop finials over each side window. Windows on the south side are replacement vinyl. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing west, March 26, 2014

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1890, Sanborn Fire Insurance Map

*P7. Owner and Address:
Christopher J. Curry
274 Harrison Avenue
Campbell, CA 95008

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alteration, and date of alterations) Residence built ca. 1890; some windows replaced, date unknown; modern garage built, date unknown

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 49 Wilson Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1996); City Directories (various years); USGS Quadrangles; Thomas Block Book, 1924; Federal Population Schedules, San Jose, Santa Clara County, Ca, 1900-1930; County Assessor Records.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin / Joseph Freeman

*Date of Evaluation: May 2016

(This space reserved for official comments.)



P3a. Description (continued):

The main entrance to the house is at the northeast corner off of an inset porch with a single turned wood post at the corner and turned spindle balustrade. The main entrance is a glazed wood panel door with a large pane surrounded by smaller panes. On the wall above the porch is sunburst wood trim. Access to the porch is by a wood staircase and wood railing. Round attic vents with wood louvers and “porthole” wood trim are set below the peak of both the front and side gables. The two-car detached garage is located behind the house and has metal roll-up doors. This building has a side gable roof with modern composition shingle roofing, unboxed eaves, and louvered attic vents at each gable end.

B10. Significance (continued):

Historic Context

The residential development of this area was influenced by its proximity to long-established transportation networks and downtown San Jose. The street known as The Alameda, about a half block north of this property, roughly follows a 200-year old thoroughfare running approximately three miles west and north of downtown San Jose and the modern roadway alignment took shape when this portion of San Jose was subdivided in the late nineteenth century. The area was characterized by semi-urban farmsteads until well after the arrival of the Southern Pacific Railroad around 1870s, but began to become more residential between the 1890s and 1920s as people who worked in the nearby railroad, manufacturing, and fruit-related industries moved into the neighborhood. An electric railway servicing downtown San Jose and the many other subdivisions along The Alameda further encouraged residential development. Working class neighborhoods characterized by relatively small scale dwellings filled the parcels off of The Alameda and Stockton Avenue.¹

This house at 49 Wilson Avenue was built about 1890 and at the time was one of several small houses on this street occupied by owners and renters with jobs such as dress maker, carpenter, day laborers, blacksmith. By 1915, there were only a few vacant lots left on the block. Between 1910 and the 1940s, various tenants occupied the house at 49 Wilson Avenue including Thomas W. Old, a carpet cleaner who rented the house with his young family in the 1910s. He was succeeded by other tenants such as Joseph Cema, a railroad baggage clerk; Floracio Baneles; Ray Harris, a laborer in the building materials industry, and his wife Josephine; and by the 1940s, M. J. Pereira and J. S. Queen occupied the house. R. S. Curry purchased and resided in the house in the late 1940s and the Curry family continues to own the property.²

Evaluation

This property does not have important associations with significant events or trends in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The house was part of the general trend of residential growth west of downtown San Jose that occurred in the late nineteenth century. It was one of many such residences built in this area as the city expanded and people moved into the neighborhood to be close to places of employment and the streetcar line. This property, therefore, is not important within the context of residential growth in San Jose and does not meet this criterion.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development and use of this property, including its owner and tenants, made demonstrably important contributions to history at the local, state, or national level.

The property at 49 Wilson Avenue is not significant under NRHP Criterion C and CRHR under Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This dwelling is a modest example of the Queen Anne style, which was popular in the late nineteenth century

¹ City of San Jose Department of City Planning, “The Alameda,” April 1984; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950, 1962); USGS, *San Jose West Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961, 1968, 1973, and 1980); USGS, *San Jose East Quadrangle*, 1:62,500, 15 minute (Washington, D.C.: USGS, 1898); Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brother, 1924).

² R.L. Polk & Co., *Polk’s San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1930, 1932, 1935, 1936, 1941, 1943, 1945, 1947, 1949-50, 1955, 1956, 1960, 1964, 1969, 1975); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915); US Census Bureau, Population Schedule, San Jose, Santa Clara County.

throughout residential areas across the country, including in San Jose. Typical characteristics of the style include a gable or hipped roof, decorative brackets, spindle work, finials, one-over-one windows, bay windows, bargeboard detailing, and porches.³ While this residence at 49 Wilson Avenue exhibits some of these characteristics, such as bay windows, turned post and balustrade on the porch, and various wall surface treatments including sunburst detail, crown moldings at the frieze, some scrollwork brackets and banding, it is a relatively restrained and somewhat altered example of the style that lacks architectural distinction. In terms of design, scale, and embellishments, this residence is less sophisticated in execution compared to many architecturally remarkable examples of the style located in the surrounding neighborhood and elsewhere near the city center, including the relatively high concentration of historically significant Queen Anne style houses found in the NRHP-listed Hensley Historic District north of the downtown area.⁴ Additionally, there are several Queen Anne style houses featuring similarly reserved architectural characteristics as this house in the immediate surrounding area and throughout San Jose, including nearly identical examples at 59 and 61 Wilson Avenue. The residence at 49 Wilson Avenue, therefore, does not rise to the level of significance as a local example of Queen Anne style architecture. Furthermore, the house has lost some integrity of materials, design, and workmanship with the replacement of some windows, including its most prominent windows on a bay on the façade. The building also does not represent the important work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

Photographs (continued):



Photograph 2. Camera facing northwest, March 26, 2014.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 308-316.

⁴ Bonnie L. Bamburg, National Register of Historic Places Inventory – Nomination Form, Hensley Historic District, San Jose, California, September 1981.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference # F-09

P1. Other Identifier: 30 Sunol Street

*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 West Date 1961 (photorevised 1980) T ____; R ____; ____ ¼ of Sec ____; _____ M.D.B.M.

c. Address 30 Sunol Street City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 261-33-015

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

The 0.11-acre, rectangular parcel at 30 Sunol Avenue contains a 1,194 square-foot, Craftsman style residence (**Photograph 1**). The house has a medium-pitched, front-gable roof with wide, open eaves, exposed roof rafters and sheathed in composition shingles. The fascia at the gable ends has a flared notched end. Decorative half-timbering, stucco, and knee braces are located at the gable ends. The walls are sided in clapboard with a wood belt course. A recessed, partial width porch in the corner of the façade has round columns that rest on a blind balustrade. Two doors open onto the porch: the main door is wood with narrow windows while the secondary entrance on the side is a glazed panel door. A three-part bay on the façade has a front gable roof and replacement vinyl windows. Additional wood frame, double-hung, one-over-one windows appear throughout the building. A decorative stained-glass window is located under the gable at the front of the building. A small entry and porch is at the rear of the building. At the rear corner of the lot is a side-gable single-car garage with wood rafter tails and two sectional roll-up doors.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing northeast, March 26, 2014.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1915, County Assessor Record

*P7. Owner and Address:
Roger Ruiz
30 Sunol Street
San Jose, CA 95126

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2015.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1915; rear entry porch added between 1950 and 1962; detached garage added 1915-1945; some windows replaced in 2007.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 30 Sunol Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose (1898-1978); US Census, San Jose, 1910-1930; Santa Clara County Assessor Records. See also footnotes

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: March 2014

(This space reserved for official comments.)



P3a. Description (continued):

A three-part bay on the façade has a front gable roof and replacement vinyl windows. Additional wood frame, double-hung, one-over-one windows appear throughout the building. A decorative stained-glass window is located under the gable at the front of the building. A small entry and porch is at the rear of the building. At the rear corner of the lot is a side-gable single-car garage with wood rafter tails and two sectional roll-up doors.

B10. Significance (continued):

Historic Context

Sunol Street was originally laid out in the late nineteenth century as part of the Barstow Subdivision, but the area did not fully develop until the early twentieth century. The street known as The Alameda, about a half block north of this property, roughly follows a 200-year old thoroughfare running approximately three miles west and north of downtown San Jose. The alignment of the modern roadway began to take shape when this portion of San Jose was subdivided in the late nineteenth century. The area was characterized by semi-urban farmsteads until the arrival of the Southern Pacific Railroad around 1870, but began to become more residential between the 1890s and 1920s as people who worked in the nearby railroad, manufacturing, and fruit-related industries moved into the neighborhood. An electric railway servicing downtown San Jose and the many other subdivisions along The Alameda further encouraged residential development. Working class neighborhoods with smaller dwellings took shape in this area with many residents working for locally for the railroads or companies such as the Fredericksburg Brewery, the Muirson Label Company, or the Richard Chase Company fruit cannery, while others commuted elsewhere via streetcars that served downtown San Jose.¹

The house at 30 Sunol Street was one of several small residences constructed in this neighborhood in the early part of the twentieth century. When it was completed in 1915, there were only a few vacant lots left on the block and the surrounding area was well developed. The house was occupied by a variety of tenants and owners over the years. In 1917, R. E. Frost occupied the residence and Harry H. Work, a salesman, and W. P. Carlson resided in the house during the 1920s. By 1930, the Lambert Anderson, who operated a well drilling business, owned the house and lived there with his family. Other residents from the 1940s to 1960s were Patrick J. Callery, a motorman for the electric railway; George Savage; and in the 1960s, Resendiz Electric Motor Shop operated out of this address. The home has changed hands several times during recent years, including Michael A. Munoz, who owned the dwelling for four years during the 1990s, and the current resident, T.J. Bartel, who purchased the property in 1999.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 30 Sunol Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1915, well after the initial subdivision and settlement of this area of San Jose. The residence was built during a period of general residential expansion in the city and this neighborhood and does not represent an important trend or event within this context, but instead is among numerous modest residential buildings constructed in the early twentieth century.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or use of this property, including owners and occupants, including R.E. Frost, W.P. Carlson, the Lambert Anderson Family, Patrick J. Callery, George Savage, Michael A. Munoz and T.J. Bartel made demonstrably important contributions to history at the local, state, or national level.

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950, 1962); USGS, *San Jose West Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961, 1968, 1973, and 1980); USGS, *San Jose East Quadrangle*, 1:62,500, 15 minute (Washington, D.C.: USGS, 1898).

² R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1930, 1932, 1935, 1936, 1941, 1943, 1945, 1947, 1949-50, 1955, 1956, 1960, 1964, 1969, 1975); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915); US Census Bureau, Population Schedule, San Jose, Santa Clara County.

Under NRHP Criterion C or CRHR Criterion 3, the building at 30 Sunol Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of a Craftsman Bungalow. This type of small house was popular during the early twentieth century from about 1905 to the 1930s, especially in California. Typical characteristics of the style include a gable roof, wide open eaves, exposed rafter tails, tapered columns on full or half length porches, and decorative beams or braces. This residence exhibits modest characteristics of the style such as the exposed rafter tails and purlin ends, large porch with round columns and one-over-one double-hung windows. The architect of this building is unknown, but this building is modest and typical of the style, and therefore does not represent the important work of a master architect.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the new concrete front stairs and the replacement of the original garage with a modern garage and shop diminishes the property's integrity of design, workmanship, materials, feeling and association.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 453.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # F-10

P1. Other Identifier: 173 North Morrison Avenue

*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 West Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 173 North Morrison Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-02-060

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

The 0.65-acre, L-shaped lot at 173 North Morrison Avenue contains a single-story, 8,672 square-foot wood frame office building with an L-shape footprint (**Photograph 1**). This building is topped with a side-gable, medium pitch roof with unboxed eaves and sheathed in replacement composition shingle. All the major walls are covered in board and batten wood siding with a brick veneer skirt wall at some locations. A concrete masonry unit parapet wall is located at the south end of the western wing. Fenestration throughout the building consists of various sized aluminum and vinyl frame sliding windows, some with fixed center panes. Concrete steps and walkways access the entrances to each suite. The building frames an asphalt parking lot. A concrete block wall as shown in is attached to the northwest corner of the building.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



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

Photograph 1. Camera facing west,
March 26, 2014

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1955, County Assessor Records

*P7. Owner and Address:

Gallo Family Real Estate

1941 University Avenue

San Jose, CA 95126

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

Steven J. Melvin and Rebecca Flores

JRP Historical Consulting, LLC

2850 Spafford Street

Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: _____
B2. Common Name: South Valley Multi-Specialty Medical Group
B3. Original Use: office building B4. Present Use: office building

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1955; addition, 1960

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 173 North Morrison Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: County Assessor Record; Sanborn Map Company, San Jose (1884-1966); City Directories (various years); Morrison Estates Subdivision Map (County Recorder's Book of Maps A, page 12); USGS Quadrangles Maps, San Jose West (1898-1978); San Jose Building Permits.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April, 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property at 173 North Morrison was constructed in 1973 in the Morrison Estates tract, a mixed-use area west of downtown San Jose. Bounded by The Alameda, Stockton Avenue, and Cinnabar Street, the triangular Morrison Estates tract was originally subdivided in 1876 by E.V. Thorne and contained 20 lots. Despite development in residential areas north and east, the Morrison Estates remained largely undeveloped during the nineteenth century. After the turn of the century, the original 20 parcels of the subdivision were further subdivided, prompting greater settlement and the neighborhood soon became home to a mixture of middle- and working-class families. The proximity to commercial core in downtown San Jose attracted these residents as did the growth of industrial properties along Stockton Avenue and near the Southern Pacific Railroad. During the early twentieth century, moderately sized middle-class houses were constructed along Morrison Avenue, near The Alameda, with smaller working-class houses built along Cinnabar Street. Morrison Estate Subdivision was annexed into the City of San Jose in 1925. Several of the larger houses on North Morrison Avenue were eventually remodeled to serve as boarding houses, nursing homes, and multi-family residences, as the area gradually transitioned to a working-class residential and commercial neighborhood in the mid-twentieth century.¹

The nine-suite medical office building located at 173 North Morrison was constructed in 1955, replacing two residences that had existed on two lots at this site. Among the first tenants of the building were physicians and dentists such as Leo E. Arena, D.D.S., Dominic Campisi, M.D., Francis San Filippo, M.D., Fred Soares, D.D.S., and the Morrison Medical Laboratory. In 1960, the large north/south element of the building was built and roughly doubled the size of the building. During the 1970s, the type of tenant in the building expanded beyond the medical professions and included civil engineers, Louis M. Bini and Harlan H. Heath, Santa Clara Valley Biochemical and attorney John W. Montgomery. Today, the building is still largely occupied by medical offices.²

Evaluation

The property at 173 North Morrison Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). Built in 1955, development of this property occurred well after the initial commercial development of the area. The property is part of the general commercial and industrial growth of San Jose and of this area after World War II, but it is not important within that context. Furthermore, the businesses at the address have not made important contributions to respective fields. The property, therefore, does not have important associations with significant events and does not meet this criterion.

Under NRHP Criterion B or CRHR Criterion 2, the property is also not important for its associations with persons who made important contributions to history. Research did not reveal that any individuals associated with the development or use of this property made demonstrably important contributions to history at the local, state, or national level.

The property at 173 North Morrison Avenue does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect, and is therefore not eligible under NRHP Criterion C or CRHR Criterion 3. The building is an example of Ranch-style architecture, a style that was widely popular from the 1950s through the 1970s. The style is characterized by an asymmetrical façade, low-pitch side gable, hipped or gable on hip roofs often with wood shingles, recessed porches, and variety of siding materials including wood, stucco, stone, and brick. This

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph, San Jose (Washington, D.C.: USGS, 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College.

² City of San Jose, Building Department, Permit #34833, November 25, 1960; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1955, 1956, 1960, 1964, 1969, 1975); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1950, 1962).

office building exhibits some of these traits such as the horizontal massing, low-pitched roof, brick skirt and wide overhanging eaves, but it is a modest example of the style and lacks architectural distinction.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria for listing in either the NRHP or CRHR, the large addition has diminished the integrity of materials, workmanship, design, feeling and association.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1992), 477, 479-480, 487, 489.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # F-11

P1. Other Identifier: 950 W. Julian Street

*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 West Date 1961 (photorevised 1973) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 950 W. Julian Street City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-02-062

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

The two-story commercial building at 950 West Julian Street is located in a mixed-use area west of downtown San Jose (**Photograph 1**). The 9,420-square-foot building has a side-gable roof covered with composition shingles and wide eaves. The eaves include notches over the second story windows on the north and south sides. The roof projects over a first-floor extension on the east end of the façade. The walls are clad in horizontal siding with wood cornerboards. Some sections of wall are covered in a brick or stucco veneer. Fenestration consists of aluminum sliding windows with wide wood casing and full-height fixed windows. The entrance is located on the setback façade wall, sheltered by a wood pergola. The building has many small shed roof elements throughout.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing southeast, December 4, 2013

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1973, San Jose City Building Permit

*P7. Owner and Address:
Family & Children Services
375 Cambridge Avenue
Palo Alto, CA 94306-1613

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 4, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Adult & Child Guidance Clinic
B2. Common Name: Family & Children Services of Silicon Valley
B3. Original Use: Clinic and offices B4. Present Use: Clinic and offices

*B5. Architectural Style: Shed

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1973; small storage unit and patio addition, 1974; major addition on west side, 1986

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 950 West Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: County Assessor Record; Sanborn Maps (1884-1966); City Directories (various years); Morrison Estates Subdivision Map (County Recorder's Book of Maps A, page 12); USGS Quadrangles Maps, San Jose West (1898-1978); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property at 950 West Julian Street was constructed in 1973 in the Morrison Estates tract, a mixed-use area west of downtown San Jose. Bounded by The Alameda, Stockton Avenue, and Cinnabar Street, the triangular Morrison Estates tract was originally subdivided in 1876 by E.V. Thorne and contained 20 lots. Despite development in residential areas north and east, the Morrison Estates remained largely undeveloped during the nineteenth century.

After the turn of the century, the original 20 parcels were further subdivided, prompting greater settlement and the neighborhood soon became home to a mixture of middle- and working-class families. The proximity to commercial core in downtown San Jose attracted these residents as did the growth of industrial properties along Stockton Avenue and near the Southern Pacific Railroad. During the early twentieth century, moderately sized middle-class houses were constructed along Morrison Avenue, near The Alameda, with smaller working-class houses built along Cinnabar Street. Morrison Estate Subdivision was annexed into the City of San Jose in 1925. Several of the larger houses on N. Morrison Avenue were eventually remodeled to serve as boarding houses, nursing homes, and multi-family residences, as the area gradually transitioned to a working-class residential and commercial neighborhood in the mid-twentieth century.¹

The building at 950 West Julian Street was constructed in 1973 for the Adult and Child Guidance Clinic, which began operation as a non-profit in 1948 providing family health services for Santa Clara County residents. In the years after World War II, health professionals observed an increasing need for supportive and mental health services for families and children facing a variety of problems, including financial stress, unemployment, substance abuse, domestic violence, and mental health issues. A number of special services and medical-related businesses and non-profit organizations emerged to face the community challenges, including the Adult and Child Guidance Clinic, then known as the Mental Health Service of Santa Clara County. In 1972, the clinic began construction on the current facility, opening its doors in 1973. A small addition was constructed in 1973 to add a storage unit and patio. The organization expanded through the 1970s and early 1980s, initiating a program for children and adults who are deaf or hard-of-hearing. To facilitate this growth, the clinic built a major addition on the west side of the building in 1986. Since then, the clinic has continued to serve the San Jose community, and in 2001 it merged with Family Service Mid-Peninsula to form Family & Children Services of Silicon Valley.²

Evaluation

The property at 950 West Julian Street does not appear to have important associations with significant events in local, state, or national history (Under NRHP Criterion A or CRHR Criterion 1). The property was not associated with the pioneering commercial development of San Jose or the original settlement and development of the Morrison Estates. Instead, it was developed in 1973 several decades after the area had been established as a mixed-use neighborhood and represented commercial infill and replacement development. The property has housed Family and Children Services (originally known as Adult and Child Guidance Clinic) throughout its history. While the clinic has performed important and admirable work to the community, this property is not associated with demonstrable significant contributions to history within the medical field. The building was constructed half a century after Adult and Child Guidance Clinic started in the aftermath of World War II and is not directly associated with the pioneering period of non-profit mental health services in San Jose.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that the individuals responsible

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College.

² Family & Children Services of Silicon Valley website, "Our History," Available at <http://www.fcservices.org/our-history/>, Accessed December 2013; R.L. Polk & Co., *Polk's San Jose City and Suburban Directory* (San Francisco, CA: R.L. Polk & Co., 1975); City of San Jose, Building Department, Applications for Building Permit, 950 W. Julian Street, September 27, 1972; December 31, 1971; May 16, 1986; USGS, Aerial Photograph, San Jose (Washington, D.C: USGS, 1981).

for the development and use of this property or later owners and occupants, made demonstrably important individual contributions to history at the local, state, or national level.

Architecturally, the building at 950 West Julian Street is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building features a modest two-story commercial design with elements of Shed-style architecture, which emerged in the early 1960s as a moderately popular style. Characterized by the prominent use of shed roof forms, the style also included gable roofs, wood siding with some brick veneer or wood shingles, smooth roof-wall junctions, and a recessed and obscured entrance. This building features some of these elements, including the gable roofs with some shed elements, wood siding with brick veneer, and a recessed entrance, but is a modest representation of the style and is therefore not architecturally significant. Furthermore, research did not reveal that the building was designed by a master architect, and, based on its modest design, would not be an important example of such an architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

Not only does the building lack architectural and historical significance, and does not meet the criteria necessary for listing in either the NRHP or CRHR, it also has diminished integrity from the major addition on the west end built in 1986.

Photographs (continued):



Photograph 2: 950 West Julian Street, camera facing southwest, December 4, 2013

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # F-12

P1. Other Identifier: 945 W. Julian Street

*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 West Date 1961 (photorevised 1973) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 945 W. Julian Street City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-02-053

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

This single-story commercial building 945 West Julian Street is located on a wedge-shaped parcel at the corner of N. Morrison Avenue and W. Julian Street in a mixed-use area west of downtown San Jose (**Photograph 1**). The irregular plan building features multiple gables and shed roof sections with wide, closed eaves that are clad in tile shingles. A parking area is located underneath a cantilevered portion of the building's north side. An internal stairwell connects the subterranean parking to the interior; a second exterior concrete staircase located on the northeast corner leads to the main entry (**Photograph 2**). The walls are a mixture of brick, plywood and wood faux-half timbering. The building is anchored on the east by a side-gabled section with brick walls. It connects to an enclosed breezeway with floor to ceiling windows and ornate, wood entry doors on both the north and south (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, Camera facing northwest, December 4, 2013

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1966 (USGS Aerials)

*P7. Owner and Address:
Timothy H. and Jane K. Starbird
Christopher Hall Starbird
PO Box 875
Marshall, CA 94940-0875

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 4, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: Shed

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed circa 1966

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 945 West Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

Historic Context

This property at 945 West Julian Street was constructed in ca. 1965-1968 in the Morrison Estates tract, a mixed-use area west of downtown San Jose. Bounded by The Alameda, Stockton Avenue, and Cinnabar Street, the triangular Morrison Estates tract was originally subdivided in 1876 by E.V. Thorne and contained 20 lots. Despite development in residential areas north and east, the Morrison Estates remained largely undeveloped during the nineteenth century. (See Continuation Sheet.)

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

*B12. References: County Assessor Record; Sanborn Maps, San Jose (1884-1966); City Directories (various years); Morrison Estates Subdivision Map (County Recorder's Book of Maps A, page 12); USGS Quadrangles Maps, San Jose West (1898-1978); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



P3a. Description (continued):

The main entry is located on the south side and is accessible via rounded concrete stairs. Fenestration on the building consists of original aluminum two and three part sliding glass windows and multiple metal-frame, fixed panes. Other doors are wood frame with fixed, central glass panes. The grounds and parking area feature mature landscaping and trees as well as wood-frame pergolas (**Photograph 3**).

B10. Significance (continued):

After the turn of the century, the original 20 parcels were further subdivided, prompting greater settlement. The neighborhood soon became home to a mixture of middle- and working-class families. The proximity to commercial core in downtown San Jose attracted these residents, as did while the growth of industrial properties along Stockton Avenue and near the Southern Pacific Railroad. During the early twentieth century, moderately sized middle-class houses were constructed along Morrison Avenue, near The Alameda, with smaller working-class houses built along Cinnabar Street. Morrison Estate Subdivision was annexed into the City of San Jose in 1925. Several of the larger houses on North Morrison Avenue were eventually remodeled to serve as boarding houses, nursing homes, and multi-family residences, as the area gradually transitioned to a working-class residential and commercial neighborhood in the mid-twentieth century.¹ The building at 945 West Julian was constructed between 1965 and 1968 for Hall and Rambo, an insurance company owned by G.A. Starbird. The building is still in the Starbird family as of 2013. Research did not reveal any alteration have been made to the building since constructed.²

Evaluation

The property at 945 West Julian Street does not appear to have important associations with significant events in local, state, or national history (Under NRHP Criterion A or CRHR Criterion 1). The property was not associated with the pioneering commercial development of San Jose or the original settlement and development of the Morrison Estates. Instead, it was developed in the late 1960s several decades after the area had been established as a mixed-use neighborhood. It is typical of commercial infill and replacement development of that period and is not important within that context.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that the Starbird family responsible for the development and use of this property made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 945 West Julian Street is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building features a modest single-story commercial design with elements of Shed-style architecture, which emerged in the early 1960s as a moderately popular style. Characterized by the prominent use of shed roof forms, the style also included gable roofs, wood siding with some brick veneer or wood shingles, smooth roof-wall junctions, and a recessed and obscured entrance. This building features some of these elements, including the gable roofs with some shed elements, wood siding with brick veneer, and a recessed entrance, but is a modest representation of the style and is therefore not architecturally significant. Furthermore, research did not reveal that the building was designed by a master architect, and, based on its modest design, would not be an important example of such an architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photographs, San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College.

² Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; R.L. Polk, *San Jose City Directory*, (R.L. Polk Company; 1964, 1969, 1975); USGS, Aerial Photographs, San Jose, 1960, 1965, 1968, 1981.

While the building lacks architectural and historical significance and does not meet the criteria necessary for listing in either the NRHP or CRHR, it appears to retain its integrity.

Photographs (continued):



Photograph 2: 945 W. Julian Street, facing southwest, December 4, 2013.



Photograph 3: 945 W. Julian Street formal entry, facing north, December 4, 2013.

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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # F-16

P1. Other Identifier: 51 Wilson Avenue

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address : 51 Wilson Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-33-026

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

This single-story residence at 51 Wilson Avenue is a 1,336-square-foot Italianate cottage located in Central San Jose (**Photograph 1**). Sitting on a 0.13-acre parcel, the building has a rectangular plan and a low-pitched hipped roof with moderate eave overhang. Original siding has been replaced by vertical groove plywood siding. Windows are vinyl framed and aluminum replacement windows. The façade is characterized by two symmetrically placed three-sided bays located on either side of the main entrance door. A rectangular addition with a shed roof extends along the north side of the building (**Photograph 2**). Poured concrete stairs lead to a brick patio extending along the base of the building. A small, side-gabled outbuilding is situated just west of the residence.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Facing southwest, January 16, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1884-1890; Sanborn Fire Insurance Maps

*P7. Owner and Address:
Veronica M. Yost
45 Cleaves Avenue
San Jose, CA 95126-3111

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 16, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Italianate cottage

*B6. Construction History: (Construction date, alteration, and date of alterations) Built at ca. 1884-1890. Replacement windows siding, and porch installed at unknown dates.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 51 Wilson Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The residence does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, *San Jose* (1884-1950); San Jose City Directories (various years); McAlester, *A Field Guide to American Houses*; See also footnotes.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: February 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This residence was constructed in between 1884 and 1890 in an area west of downtown San Jose and south of The Alameda, a major commercial thoroughfare. This area was originally laid out in the late nineteenth century when this area was subdivided into mostly residential lots, but the area did not fully develop until the early twentieth century. The Alameda, about a half block north of this property, roughly follows a 200-year old thoroughfare running approximately three miles west and north of downtown San Jose. The alignment of the modern roadway began to take shape when this portion of San Jose was subdivided in the late nineteenth century. The area was characterized by semi-urban farmsteads until the arrival of the Southern Pacific Railroad around 1870, but began to become more residential between the 1890s and 1920s as people who worked in the nearby railroad, manufacturing, and fruit-related industries moved into the neighborhood. An electric railway servicing downtown San Jose and the many other subdivisions along The Alameda further encouraged residential development. Working class neighborhoods with smaller dwellings took shape in this area with many residents working for locally for the railroads or companies such as the Fredericksburg Brewery, the Muirson Label Company, or the Richard Chase Company fruit cannery, while others commuted elsewhere via streetcars that served downtown San Jose.¹

According to Sanborn Fire Insurance Maps and city directories, this residence was built between 1884 and 1890 for Frank and Louisa Campbell. The residence is not on the 1884 Sanborn Fire Insurance Map, but appears in the 1891 edition. Campbell, an orchardist by profession, resided at the property with his wife from 1890 until 1904. Between 1904 and 1911, two families lived at the house and between 1911 and 1918, gas maker Frank Pancera and his wife Belle resided at the property. The longest occupants of the residence were Roos-Atkins Department Store worker John Garret, and his wife Caroline, who lived at the property from 1919 to the early 1930s. After the Garretts moved out, the residence experienced a high turnover rate until 1947 when plumber Hector Martinez purchased the property and became the owner and occupant for the next decade. Between 1959 and 1979, five different families took up residence at the property and it stood vacant in 1977.²

Evaluation

This property does not have important associations with significant events or trends in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The house was part of the general trend of residential growth west of downtown San Jose that occurred in the late nineteenth century. It was one of many such residences built in this area as the city expanded and people moved into the neighborhood to be close to places of employment and the streetcar line. This property, therefore, is not important within the context of residential growth in San Jose and does not meet this criterion.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership, and use of this property, including the earliest known occupants Frank and Louisa Campbell, or subsequent owners and / or occupants such as Frank and Bell Pancera, John and Caroline Garret, or Hector Marinez, made demonstrably important contributions to history at the local, state, or national level.

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950, 1962); USGS, *San Jose West Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961, 1968, 1973, and 1980); USGS, *San Jose East Quadrangle*, 1:62,500, 15 minute (Washington, D.C.: USGS, 1898).

² Sanborn Map Company, *San Jose, California*, 1884, 1891; F.M. Husted, *San Jose City Directory* (San Francisco, CA: F.M. Husted, 1890, 1892, 1900); F.M. Husted, *San Jose City Directory* (San Jose, CA: F.M. Husted, 1904); Polk-Husted Directory Co, *Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory* (San Jose, CA: Polk-Husted Directory Co., 1907, 1910, 1911); Polk-Husted Directory Co, *Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory* (Sacramento, CA: Polk-Husted Directory Co., 1915, 1918, 1919, 1924); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (San Francisco, CA: R.L. Polk & Co., 1930, 1935, 1939, 1943, 1945, 1947, 1950, 1954); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Los Angeles, CA: R.L. Polk & Co., 1957, 1959, 1960, 1962, 1965, 1970, 1973, 1974, 1977); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Dallas, TX: R.L. Polk & Co., 1979); "John R. Garrett 50th Wedding," *San Jose Mercury News*, May 1, 1960.

Under NRHP Criterion C or CRHR Criterion 3, the building at 51 Wilson Avenue is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of an Italiante cottage. This type of small house was popular during the mid- to late-nineteenth century. Typical characteristics of the style include a low-pitched roof with wide open eaves and decorative brackets, arched tall narrow windows, elaborate window crowns, and either symmetrical or asymmetrical plans. This residence exhibits modest characteristics of the style such as a symmetrical plan and tall narrow windows. The architect of this building is unknown, but this building is modest and typical of the style, and therefore does not represent the important work of a master architect.³

Under NRHP Criterion D and CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies.

In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the complete replacement of all original windows and siding, the shed roof addition, and the new brick porch diminished the integrity of materials, workmanship, design, feelings and association, and therefore the building lacks historical integrity.

Photographs (continued):



Photograph 2: East and south sides, camera facing northwest, January 16, 2015.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 211-212.
DPR 523L (1/95)

State of California – The Resources Agency
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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # F-17

P1. Other Identifier: 34 Sunol Street

*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) T: _____; R: _____; ___ ¼ of Sec: _____; M.D.B.M.

c. Address: 34 Sunol Street City: San Jose Zip: 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-33-014

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

This 1,094-square-foot, single-story Queen Ann Cottage style residence is located in a primarily residential neighborhood in Central San Jose (**Photograph 1**). It has a low pitched hipped roof with a small cross gable in the front, all clad in composite shingles. The wood-frame residence is sheathed in horizontal wood shiplap siding. Decorative brackets are located below slight eaves near the building's corners. On the façade is a small partial width porch with shed roof supported by plain, square columns. Windows on the building consist largely of one-over-one double-hung wood-framed windows. Under the small gable portion of the roof is a square bay window with a flat top ringed by finials and cresting. The front-facing window in the bay is a two-part fixed pane with the upper light ringed with small stained glass panes. Other windows include fixed pane for the basement and a small horizontal sliding window on side. At the rear of the property is a side-gabled detached garage with metal roll-up door.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession#) **Photograph 1. Facing southeast, January 15, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1887, City Directories, Sanborn Fire Insurance Map

*P7. Owner and Address:
Charles Musich
15730 Casino Real
Morgan Hill, CA 95037-5349

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 15, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 54 Sunol Street

B2. Common Name: 34 Sunol Street

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: Queen Anne Cottage

*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1887; replacement window on side, date unknown; replaced front steps, date unknown; detached garage appears to be recently constructed

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 34 Sunol Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, *San Jose* (1884-1950); San Jose City Directories (various years); USGS Quadrangles, San Jose (1898-1978); US Census, San Jose, 1910-1930; Santa Clara County Assessor Records. See also footnotes

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: February 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This residence was constructed in about 1887 in an area west of downtown San Jose and south of The Alameda, a major commercial thoroughfare. Sunol Street was originally laid out in the late nineteenth century as part of the Barstow Subdivision, but the area did not fully develop until the early twentieth century. The Alameda, about a half block north of this property, roughly follows a 200-year old thoroughfare running approximately three miles west and north of downtown San Jose. The alignment of the modern roadway began to take shape when this portion of San Jose was subdivided in the late nineteenth century. The area was characterized by semi-urban farmsteads until the arrival of the Southern Pacific Railroad around 1870, but began to become more residential between the 1890s and 1920s as people who worked in the nearby railroad, manufacturing, and fruit-related industries moved into the neighborhood. An electric railway servicing downtown San Jose and the many other subdivisions along The Alameda further encouraged residential development. Working class neighborhoods with smaller dwellings took shape in this area with many residents working for locally for the railroads or companies such as the Fredericksburg Brewery, the Muirson Label Company, or the Richard Chase Company fruit cannery, while others commuted elsewhere via streetcars that served downtown San Jose.¹

The house at 34 Sunol Street was built in about 1887 for owner John E. Christy. At the time and through 1930, the building had an address of 54 Sunol Street. John Christy was a Tennessee Native who arrived in California in 1874 and was employed at the San Jose Agricultural Works as a carriage painter. He lived in this house with his wife Mary until 1896 when they relocated to another part of town. In the years after the Christys moved, many people moved in and out of the residence until 1924 when long-time owners and occupants Frank and Jennie Sabatelli purchased the property and remained until the early 1950s. Frank was a native of Italy, and worked in canneries and was also a gardener for the Santa Clara Hospital. By 1954, Ramon Quiroz, a laborer, gained title and lived in the house with his family until around 1999.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 34 Sunol Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in about 1887 during the initial era of residential development in this part of San Jose. It was one of many residential buildings built in the late nineteenth century to answer the needs for modest housing in a growing city. As such, it is not historically important within the context of the trend and does not meet this criterion.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or use of this property, including original owners and long-time occupants, John and Mary Christy, Frank and Jennie Sabatelli, or Ramon Quiroz made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the building at 34 Sunol Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is a modest example of a Queen Anne Cottage. The Queen Anne Cottage is a less elaborate, smaller version of the Queen Anne and was popular during the late nineteenth century. Typical characteristics of the style include a gable or

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950, 1962); USGS, *San Jose West Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961, 1968, 1973, and 1980); USGS, *San Jose East Quadrangle*, 1:62,500, 15 minute (Washington, D.C.: USGS, 1898).

² "Good Man is Conveyed to Final Resting Place," *San Jose Mercury News*, February 8, 1911; Sanborn Map Company, *San Jose, California*, 1884, 1891 1915; F.M. "Frank Sabatelli," *San Jose Mercury News*, October 29, 1966; F.M. Husted, *San Jose City Directory* (San Francisco, CA: F.M. Husted, 1890, 1892, 1896, 1897-98, 1900, 1903); Polk-Husted Directory Co., *San Jose City and Santa Clara County Directory* (San Jose, CA: Polk-Husted Directory Co., 1910, 1912, 1920, 1923, 1924); R.L. Polk & Co., *San Jose City and Santa Clara County Directory* (San Francisco, CA: R.L. Polk & Co., 1929, 1930, 1945, 1950, 1954); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Los Angeles, CA: R.L. Polk & Co., 1960); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Dallas, TX: R.L. Polk & Co., 1979); Haines Directory, *San Jose* (North Canton, OH: Haines & Company, 1994, 1998-99).

hipped roof, decorative brackets, spindle work, finials, one-over-one windows, bay windows, bargeboard detailing, and porches.³ While this residence at 34 Sunol Street exhibits several of these characteristics, it is a very modest and common example of the style that lacks architectural distinction and also does not represent the important work of a master architect.

Under NRHP Criterion D/CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies.

Though the building has undergone some alterations over time, including the new window on the side, new front stairs, and the replacement of the original garage with a modern garage and has slightly diminished integrity of design, workmanship, materials, and feeling, these changes have not substantially harmed the overall integrity of the building. Nonetheless, the building lacks historical significance and therefore does not meet the NRHP or CRHR criteria.

³ Barbara Rubin, "A Chronology of Architecture in Los Angeles," *Annals of The Association of American Geographers* 67, no. 4 (December 1977), 523-525; Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 308-316.

State of California – The Resources Agency
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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # F-18

P1. Other Identifier: 27 Sunol Street

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address : 27 Sunol Street City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-32-059

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

The residential building at 27 Sunol Street is a 1,413 square-foot, single-story bungalow with Neoclassical details, located in a primarily residential neighborhood west of downtown San Jose. This wood-framed single-family residence has a low pitched hipped roof with cross gable and moderate eaves, sheathed in replacement composite shingle. The walls are sided with horizontal wood shiplap. Fenestration consists primarily of double-hung wood sash windows. A recessed, partial width porch in the southern corner of has rounded Tuscan columns atop a blind balustrade. Though it lacks detail, the gabled extension references the Classical pediment and is characterized by a prominent combination fixed window composed of a large pane with narrow horizontal pane above. Double-hung wood sash windows are located on its sides. Wood stairs lead to a glazed wood door. A poured concrete driveway leads to a front-gabled detached garage just southwest of the building.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Facing northwest, January 16, 2015

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1912; Assessor Record & City Directories

*P7. Owner and Address:
Nathaniel T. & Sara I. Norberg
1244 Fremont Street
San Jose, CA 95126

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 16, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 15 Sunol Street

B2. Common Name: 27 Sunol Street

B3. Original Use: residential B4. Present Use: residential

*B5. Architectural Style: Bungalow with Neoclassical details

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1912; addition made at the northwest corner at unknown date between 1915 and 1950.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 27 Sunol Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose (1898-1978); US Census, San Jose, 1910-1930; Santa Clara County Assessor Records. See also footnotes

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: February 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The house at 27 Sunol Street was developed in 1912 during a period of general growth in the areas surrounding downtown San Jose. Sunol Street was originally laid out in the late nineteenth century as part of the Barstow Subdivision, but the area did not fully develop until the early twentieth century. The street known as The Alameda, about a half block north of this property, roughly follows a 200-year old thoroughfare running approximately three miles west and north of downtown San Jose. The alignment of the modern roadway began to take shape when this portion of San Jose was subdivided in the late nineteenth century. The area was characterized by semi-urban farmsteads until the arrival of the Southern Pacific Railroad around 1870, but began to become more residential between the 1890s and 1920s as people who worked in the nearby railroad, manufacturing, and fruit-related industries moved into the neighborhood. An electric railway servicing downtown San Jose and the many other subdivisions along The Alameda further encouraged residential development. Working class neighborhoods with smaller dwellings took shape in this area with many residents working for locally for the railroads or companies such as the Fredericksburg Brewery, the Muirson Label Company, or the Richard Chase Company fruit cannery, while others commuted elsewhere via streetcars that served downtown San Jose.¹

The house at 27 Sunol Street was one of several small residences constructed in this neighborhood in the early part of the twentieth century. When it was completed in 1912, there were only a few vacant lots left on the block and the surrounding area was well developed. This bungalow with Neoclassical details was constructed for long-time owner, and Southern Pacific baggageman Louis C. Magistretti and his wife Martha. The property was originally numbered at 15 Sunol Street, but was renumbered in 1930 to 27 Sunol Street. The Magistrettis lived together at the property from 1912 until Martha's death in 1957. Louis remained in the residence until his death in 1970. Machinist Alfred Langone purchased the property the following year and lived there with his wife Elizabeth until his death in 1998. Elizabeth continued living in the house until her death in 2002 and the property was sold the following year to the current owner.²

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 27 Sunol Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1912, well after the initial subdivision and settlement of this area of San Jose. The residence was built during a period of general residential expansion in the city and this neighborhood, and does not represent an important trend or event within this context, but instead is among numerous modest residential buildings constructed in the early twentieth century.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or use of this property, including owners Louis and Martha Magistretti or Alfred and Elizabeth Langone made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, the building at 27 Sunol Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950, 1962); USGS, *San Jose West Quadrangle*, 1:24,000, 7.5 minute (Washington, D.C.: USGS, 1953, 1961, 1968, 1973, and 1980); USGS, *San Jose East Quadrangle*, 1:62,500, 15 minute (Washington, D.C.: USGS, 1898).

² Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915); Polk-Husted Directory Co., *Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory* (San Jose, CA: Polk-Husted Directory Co., 1912); Polk-Husted Directory Co., *Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory* (Sacramento, CA: Polk-Husted Directory Co., 1920);); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (San Francisco, CA: R.L. Polk & Co., 1929, 1930, 1945, 1950); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Los Angeles, CA: R.L. Polk & Co., 1960); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Monterey Park, CA: R.L. Polk & Co., 1969, 1971); "Louis Magistretti," *California Death Index, 1940-1997*, accessed at Ancestry.com; "Martha Magistretti," *California Death Index, 1940-1997*, accessed at Ancestry.com; R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Dallas, TX: R.L. Polk & Co., 1979); Haines Directory, *San Jose* (North Canton, OH: Haines & Company, 1994, 1998-99); "Alfred A. Langone," U.S., Social Security Death Index, 1935-2014; "Elizabeth E. Langone," U.S., Social Security Death Index, 1935-2014; RealQuest Professional. Property Detail Report –27 Sunol St., San Jose. Database Online accessed December 11, 2014.

building is a modest example of a bungalow with Colonial Revival details. This type of small house was popular during the late nineteenth century to the early twentieth century. Typical characteristics of the style include a gable roof, eave returns, symmetrical plans, double-hung windows, accentuated front doors, and columns on full or half length porches. This residence exhibits modest characteristics of the style, such as eave returns and columns on full or half length porches, and as such does not represent an important example of the style. The architect of this building is unknown, but this building is modest and typical of the style, and therefore does not represent the important work of a master architect.³

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

While the building generally retains overall integrity to its date of construction, it lacks historical significance and does not meet the criteria necessary for listing in the NRHP or CRHR.

³ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 321-322.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-20

P1. Other Identifier: 128 Rhodes Court

*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 West Date 2012 T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address 128 Rhodes Court City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-01-013

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

This 0.14-acre parcel contains a one-story single family residence with an irregular plan (**Photograph 1**). The house has a medium-pitched hipped roof with open eaves, shallow overhang, and composition shingle cladding. Stucco covers the exterior walls which are set with multiple types of windows, including large fixed aluminum frame, vertical sliding aluminum frame, and small fixed wood frame with multiple panes on the north side (**Photograph 2**). On the façade (west side), there is an aluminum frame picture window flanked by small one-over-one sliding sash. The main entrance is at the southwest corner of the building and includes a panel door with wood panels on each side. A small, three-step concrete stoop leads to the doorway. On the north side is a stucco-clad exterior chimney. At the rear corner of the parcel is a two-car garage with a hipped composition shingle roof and two sectional garage doors.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northeast, April 20, 2016**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1921, Santa Clara County Assessor

*P7. Owner and Address:
Grant M. Thorn
3948 Agatha Way
San Jose, CA 95136-1901

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 18 Rhodes Court
B2. Common Name: 128 Rhodes Court
B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1921 (Santa Clara County Assessor); replacement windows and doors at unknown date; garage demolished, new garage built at unknown date.

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 128 Rhodes Court does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

*B12. References: Santa Clara County Assessor; Sanborn Maps (1884-1966); San Jose City Directories (various years); US Census (various years); USGS Quadrangles Maps, *San Jose West* (1898-1978); J.G. McMillan, "Map of the City of San Jose and Vicinity;" see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The subdivision and residential development of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Rhodes Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate vicinity were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

The house at 128 Rhodes Court, formerly numbered 18 Rhodes Court, was built in 1921 in the Rhodes Homestead tract. The tract was a subdivision of a portion of the property once owned by A.L. Rhodes, a longtime San Jose resident whose career achievements included Santa Clara County District Attorney, member of the California State Senate, Santa Clara County Superior Court Judge, and private practice lawyer. Rhodes had a large residence on The Alameda just east of North Morrison Avenue and hobby farm with fruit trees and vineyards stretching north to Stockton Avenue. In 1887, prior to laying out the Rhodes Homestead tract, Rhodes subdivided some of his land into an earlier subdivision called the Rhodes Tract. This subdivision consisted of 16 residential lots on the west side of Stockton Avenue and the north and south sides of West Julian Street. Rhodes excluded from the subdivision a large parcel of land on The Alameda that contained his house. Rhodes Court, and all of the lots on this street, were not part of the Rhodes Tract. Rhodes died in 1918, and his home parcel on The Alameda passed to his daughter, Mary R. Barstow. At this time, none of the Rhodes Tract parcels on the south side of West Julian Street had been developed, and, in 1919, Barstow subdivided the A.L. Rhodes residential parcel and the Rhodes Tract lots on the south side of West Julian Street into the Rhodes Homestead tract. This subdivision laid out Rhodes Court, 22 lots facing the court, and four lots on The Alameda. Home construction started in the Rhodes Homestead tract shortly after the 1919 subdivision.²

This house at 128 Rhodes Court had only a few owners and occupants since it was constructed in 1921. The first known residents and owners of this house were Milton A. Peterson, his wife, Hazel, and their three sons, Robert, William, and James. The Petersons moved into this residence in 1923, which had an address at the time of 18 Rhodes Court, and continued to live here until 1950. Mr. Peterson worked as a salesman for an oil company. The address was changed to the current 128 Rhodes Court sometime in the late 1920s. After the Petersons, Manuel F. George and his wife, Mary S., moved into the house. Manuel was employed as a cannery worker, presumably at the Richmond Chase Company Cannery about

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 269, 270; F.M. Husted, *San Jose City Directory* (San Francisco: F.M. Husted, 1890), 331; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet, 47A; Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940).

two blocks away at the corner of Cinnabar Street and Stockton Avenue. Manuel died in 1955 and Mary continued to live in the house until 1969, when she remarried and sold the property to Manuel Silveira, a retiree, who lived in the house with his wife, Amelia, through the 1970s.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 128 Rhodes Court does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1921, well after the initial era of residential development in this part of San Jose which began in the late nineteenth century, and was one of numerous houses built in this part of San Jose at this time. As such, this property is not historically important within the context of residential development and it does not meet this criterion.

This property is also not significant for associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or occupancy of this property, including Milton and Hazel Peterson, Manuel and Mary George, Manuel Silveira, or any later occupants made demonstrably important contributions to history at the local, state, or national level during their period of association with the property.

Under NRHP Criterion C or CRHR Criterion 3, the building at 128 Rhodes Court is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This building is a typical example of the modest Minimal Traditional style. Construction of this style of house began in the 1920s and continued through the 1950s. The Minimal Traditional style is a very basic and inexpensive design characterized by its economy and minimal decorative detailing. Other characteristics typically include a low or medium pitched gable or hipped roof with closed eaves and little or no overhang, single story construction, boxy massing, and a small porch (or no porch at all). This residence is a typical example of the style and lacks architectural distinction. The designer of this building is unknown, but this architecturally unremarkable residence does not represent the important work of a master architect.⁴

Under NRHP Criterion D/CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies. In addition to lacking historical significance and not meeting the criteria for listing in the NRHP or CRHR criteria, the replacement of the doors and windows, and the demolition of the original garage and construction of a new garage has diminished this property's integrity of design, workmanship, and materials.

³ US Census, Population Schedule, 1930, Santa Clara County, San Jose Township, Enumeration District 43-73, Sheet, 15B; US Census, Population Schedule, 1930, Santa Clara County, San Jose Township, Enumeration District 43-65, Sheet, 1A; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1922, 1923, 1930, 1939, 1941, 1950, 1954, 1956, 1960, 1962, 1965, 1971, 1979); Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940), 83; Santa Clara County Assessor, Property Information for 128 Rhodes Court, Accessed via CoreLogic RealQuest; "Manuel F. George," *California Death Index, 1940-1997*, accessed at Ancestry.com; "Mary S. George," *California Marriage Index, 1960-1985*, accessed at Ancestry.com.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 478; Recent Past Revealed, "The Online Architectural Style Guide and Glossary," Available at recentpastnation.org, Accessed April 2016.

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*Resource Name or # (Assigned by recorder) Map Reference # F-20

*Recorded by S. J. Melvin & J. Sarmiento *Date April 20, 2016

Continuation Update

Photographs (continued):



Photograph 2: 128 Rhodes Court, camera facing southeast, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-21

P1. Other Identifier: 152 Rhodes Court

*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 West Date 2012 T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address : 152 Rhodes Court City San Jose Zip 95126-2754

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-01-014

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

This 0.16-acre parcel contains a one-story single family residence constructed in 1920 with Colonial Revival-style elements and a detached secondary building (**Photograph 1**). The primary residence has an L-shaped footprint and concrete foundation covering 1,302 square feet. The building has a symmetrical façade (west side) with a central entryway featuring a concrete stoop sheltered by a small gabled awning roof with pediment. The recessed main entrance contains French-style arched doors and is flanked by wood frame sliding windows sheltered by metal awnings. The pediment has a raked cornice and curved braces. Windows throughout the building are wood frame and appear original; many have wood surrounds and decorative lugsills. On the north side, there are three double-hung windows, two one-sash windows with an upper row of muntins, and a basement window. On the south side, there are four double hung windows, and an exterior brick chimney. The house is clad in horizontal clapboard and is topped by a clipped gable roof with a rear-facing cross-gable secondary roof. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southeast, April 20, 2016.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1920, Santa Clara County Assessor

*P7. Owner and Address:
Monahan Family Trust
152 Rhodes Court
San Jose, CA 95126-2753

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 22 Rhodes Court

B2. Common Name: 152 Rhodes Court

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Bungalow with Colonial Revival-style elements

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1920 (Santa Clara County Assessor);
reroof in 1987 (San Jose Building Dept., Permit 69265).

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 152 Rhodes Court does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1962); City Directories (various years); Santa Clara County Recorders records; County Assessor records as reported to RealQuest CorLogic, 2016.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: April 2016

(This space reserved for official comments.)



P3a. Description (continued):

The roof has two hooded dormers crowned by a decorative knob and covered in shingles on its front façade. Each dormer features an arched window with muntins. There are circular vents in the walls beneath the gable ends (**Photograph 1-2**).

The secondary structure located behind the house has a rectangular footprint. It is clad in horizontal clapboard siding and topped by a clipped gable roof. There are windows on the west side, but these are not clearly visible from the public right-of-way (**Photograph 3**).

B10. Significance (continued):

Historic Context

The house at 152 Rhodes Court, formerly numbered 22 Rhodes Court, was built in the Rhodes Homestead tract in 1920. The tract was a subdivision of a portion of the property once owned by A.L. Rhodes, a longtime San Jose resident whose career achievements included Santa Clara County District Attorney, member of the California State Senate, Santa Clara County Superior Court Judge, and private practice lawyer. Rhodes' residence was on The Alameda just east of North Morrison Avenue and he owned several acres of land where he had a small farm of fruit trees and vineyards. In 1887, prior to laying out the Rhodes Homestead tract, Rhodes subdivided some of his land into an earlier subdivision called the Rhodes Tract. This subdivision consisted of 16 residential lots on the west side of Stockton Avenue and the north and south sides of West Julian Street. Rhodes excluded from the subdivision a large parcel of land on The Alameda that contained his house. Rhodes Court, and all of the lots on this street, was not part of the Rhodes Tract. Rhodes died in 1918, and his home parcel on The Alameda passed to his daughter, Mary R. Barstow. In 1919, Barstow subdivided the A.L. Rhodes residential parcel and the Rhodes Tract lots on the south side of West Julian Street into the Rhodes Homestead tract. This tract laid out Rhodes Court, 22 lots on Rhodes Court, and four lots on The Alameda. Home construction started in the subdivision shortly after its establishment in 1919.¹

The Rhodes property was the last of several large properties subdivided in the area north of The Alameda and adjacent to Stockton Avenue. Other properties in the vicinity were subdivided in the nineteenth century, but remained largely undeveloped until the turn of the twentieth century. Moderately sized middle-class houses were constructed adjacent to The Alameda, while smaller working-class houses were constructed on the side streets off of Stockton Avenue and The Alameda. Some residents of this area worked locally for the railroads or companies such as the Fredericksburg Brewery, the Muirson Label Company, or the Richard Chase Company fruit cannery, while others commuted elsewhere, often via streetcars that linked this area to downtown San Jose. The area steadily developed with commercial and industrial properties along Stockton Avenue and The Alameda, with a mix of working and middle class houses on the interior streets. Although many of the properties along Rhodes Court and other adjacent streets have remained residential, others have been altered or demolished in recent decades. The area now has a mix of single family, multiple family, and condominium residential units, as well as offices, light industrial buildings, and commercial properties.²

Thomas M. Bain resided at 152 Rhodes Court from its construction in 1920 with his wife, Catherine. Thomas worked as a painter, and Catherine stayed home. Thomas died in 1927, and Catherine continued to live at this residence into the 1930s working as a Christian Science Practitioner. Catherine sold the property to Thomas Presho in 1940, and he resided here with his sister, Isabel, and niece, Mabel. In 1942, Mabel owned the house, and she continued to live here into the 1950s. John R. and Lillian Danforth resided at this property in the 1960s. At that time, John was retired and Lillian worked as a legal

¹ Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 269, 270; F.M. Husted, *San Jose City Directory* (San Francisco: F.M. Husted, 1890), 331; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet, 47A; Santa Clara County Assessor, Assessor Map 261-01, 2016.

² Sanborn Fire Insurance Company Maps, San Jose, 1884, 1891, 1915, 1930, 1951 and 1962; and City Directories, 1920 to 1975. To the north and west of the Rhodes Homestead was the "Morrison Estates Subdivision" recorded in 1876. See Santa Clara County Recorder Book of Maps A, 12.

secretary. Following their ownership, Gary Cox purchased the property and lived there into the late 1970s. It was sold to the current owners in 1978.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the house at 152 Rhodes Court does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1920, well after the initial era of residential development in this part of San Jose which began in the late nineteenth century, and was one of numerous houses built in this part of San Jose at this time. As such, this house is not historically important within the context of residential development and it does not meet this criterion. This property is also not significant for associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). It does not appear that Thomas or Catherine Bain, Thomas Presho, Isabelle or Mabel Young, John or Lillian Danforth, Gary Cox, or any other residents made demonstrably important contributions to history at the local, state, or national level during their period of association with this property.

The house at 152 Rhodes Court does not possess distinctive characteristics of a type, period, or method of construction, nor is it the work of a master architect (NRHP Criterion C or CRHR Criterion 3). The house has the general form and massing of Pacific Ready-Cut Home Style 364 shown in a 1925 catalogue book, which sold house plans and materials to individual builders (**Figure 1**).⁴ Like the Ready-Cut house, 152 Rhodes Court has Colonial Revival-style elements, such as its symmetrical façade and front entrance with a pediment. But it also includes elements not present in the Ready-Cut house such as French-style arched doors and hooded dormers crowned by decorative knobs. Pacific Ready-Cut houses are standardized plans that were built throughout the United States, and do not represent important architectural trends. Moreover, although this residence retains a high degree of integrity to its original appearance, it represents a relatively late, modestly appointed, and architecturally undistinguished example of Colonial Revival architecture, which gained popularity in the United States in the 1880s and remained popular well into the twentieth century.⁵

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building represents common construction techniques and practices that have been well researched and studied.



Figure 1. Showing comparison of Pacific Ready-Cut Style 364 with the current appearance of 152 Rhodes Court.

³ San Jose City Block Book, "Rhodes Homestead," (1924) 83; R.L. Polk, *San Jose City Directory*, 1920-1979; US Bureau of the Census, *Fourteenth Census of the United States*, San Jose Township, Enumeration District 182, sheet 9B; US Bureau of the Census, *Fifteenth Census of the United States*, San Jose City, Enumeration District 43-73, Sheet 18A; US Bureau of the Census, *Sixteenth Census of the United States*, San Jose City, Enumeration District 42-65, Sheet 1A; Ancestry.com, *California Death Index, 1905-1939* [database online], Provo, UT: Ancestry.com Operations, Inc., 2013; RealQuest, "Property Detail Report – 152 Rhodes Ct." CoreLogic RealQuest Professional, April 2016.

⁴ Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes De Luxe Edition*, (Pacific Ready-Cut Homes Inc: Los Angeles, 1925), 92.

⁵ Virginia and Lee McAlester, *A Field Guide to American Houses*, (Alfred A. Knopf, 2005), 320-325.

Photographs (continued):



Photograph 2: Main facade; facing east, April 20, 2016.



Photograph 3: Showing secondary building; facing east, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 3S _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Map Reference # F-22

P1. Other Identifier: 179-181 Rhodes Court

*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 West Date 2012 T _____; R _____; ¼ of Sec _____; M.D.B.M.

c. Address : 179-181 Rhodes Court City San Jose Zip 95126-2754

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-01-063

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

This 0.13-acre parcel contains a Mid-Century Modern-style duplex constructed in 1948 (**Photograph 1**). The 1,924-square-foot building is wood framed with a concrete foundation and a rectangular footprint. The house is characterized by its asymmetrical façade featuring varying flat and shed roof elevations each with decorative coping. Additionally, there are flat canopy overhangs above first floor windows and the front entrance. The walls are clad in stucco. Entrances are located on the east and north walls. The recessed east entrance for the 179 Rhodes Court unit is covered by a cantilevered flat wrap-around canopy supported by three grouped round steel poles (**Photograph 2**). The canopy protects a wood door and frame, a full-height wood window, and a concrete stoop. A concrete walkway leads to the 181 Rhodes Court entrance on the north side, which consists of a concrete stoop and a metal flush door protected by a flat overhang with steel brackets (**Photograph 3**). (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP3 – Multiple family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing west, April 20, 2016.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1948, Santa Clara County Assessor

*P7. Owner and Address:
Jacaranda Ventures LLC
Lea Ann Hernandez
16160 Jacaranda Way
Los Gatos, CA 95032-3608

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 179-181 Rhodes Court

B2. Common Name: 179-181 Rhodes Court

B3. Original Use: Duplex B4. Present Use: Duplex

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1948 (Santa Clara County Assessor); Reroof in 1991 (San Jose Building Dept., Permit 94133); Reroof building in 2008 (San Jose Building Dept., Permit 2008-065736-RS); 181 Rhodes: termite repair, bathroom remodel and repair in 2006 (San Jose Building Dept., Permit 2006-029179-RS); aluminum windows on the north wall's first floor replaced at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: G.M. Latta

*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1948 Property Type Residence Applicable Criteria NRHP C / CRHR 3

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

The property at 179-181 Rhodes Court appears to meet the criteria for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under NRHP Criterion C and CRHR Criterion 3 as an important example of a Mid-Century Modern style residence. It is significant at the local level of significance with a period of significance of 1948. The property does not share significant associations with residential development at local, state, or national levels and thus is not eligible under NRHP Criterion A or CRHR Criterion 1. Nor is the property eligible under NRHP Criterion B or CRHR Criterion 2 because it is not associated with any historically significant people. The building on this property does not appear to be a principal source of important information and thus does not meet the requirements for eligibility under NRHP Criterion D or CRHR Criterion 4. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1962); City Directories (various years); Santa Clara County Recorders records; County Assessor records as reported to RealQuest CoreLogic, 2016.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew & Joseph Freeman

*Date of Evaluation: April 2016

(This space reserved for official comments.)



P3a. Description (continued):

Most of the windows throughout the building appear to be original. There are three identified replacement windows, all located near or adjacent to the north entrance: an aluminum frame sliding window with faux muntins; an aluminum frame awning window; and a steel two-part window. The east wall of the building's first floor has full-length wood windows, and the south wall features vertical block windows and two steel casement windows with muntins topped by a cantilevered awning – all apparently original. Second floor fenestration consists of three-quarter length wood windows on the east wall, two steel casement windows with muntins on the south wall, steel casement windows with muntins along the recessed wall section in the southeast corner, and a steel casement window with muntins on the north wall.

B10. Significance (continued):

Historic Context

The property at 179-181 Rhodes Court was originally part of the Rhodes Homestead subdivision laid out in the early 1920s, the last of several large properties subdivided in the area north of The Alameda and adjacent to Stockton Avenue. Other properties in the vicinity were subdivided in the nineteenth century, but remained largely undeveloped until the turn of the twentieth century. Moderately sized middle-class houses were constructed adjacent to The Alameda, while smaller working-class houses were constructed on the side streets off of Stockton Avenue and The Alameda. Some residents of this area worked locally for the railroads or industrial companies that located adjacent to the railroad, such as the Fredericksburg Brewery, the Muirson Label Company, or the Richard Chase Company fruit cannery. Others who settled in this area commuted elsewhere, often via streetcars that linked this area to downtown San Jose. The area steadily developed with commercial and industrial properties along Stockton Avenue and The Alameda, and a mix of working and middle class houses on the interior streets. Although many of the properties along Rhodes Court and other adjacent streets have remained residential, others have been altered or demolished in recent decades. The area now consists of single family, multi-family, and condominium residential units mixed with offices, light industrial buildings, and commercial properties.¹

The property at 179-181 Rhodes Court was constructed in 1948 during a period of widespread expansion in San Jose. After World War II, many military related industries that had located in San Jose because of its proximity to the Bay Area's numerous military facilities remained in the city as the focus shifted to supporting the Cold War. Further expansion in residential areas was related to the economic and industrial growth as well as new housing programs provided through the Veterans Administration and the Housing Act of 1949, which helped fund construction of new suburbs. During the same period, the City of San Jose put forth its first Six-Year Capital Improvement Plan in 1948. This plan created a series of bond measures to construct several civic buildings, many of which displayed Modern architectural designs. During this period of residential, commercial, and industrial growth, architects continued to develop a Modernist aesthetic and constructed buildings utilizing International, Streamline Moderne, and other Modern styles in the greater San Jose area.²

Modern architecture emerged in the early and mid twentieth century as both European and American architects conceptualized new styles, schools of thought, and technological advances. American Modern architecture was highly influenced by the designs of Frank Lloyd Wright and others. Wright achieved acclaim for his Prairie Style of the early twentieth century, which was expressed in horizontal lines, low-pitched – almost flat – hipped roofs with wide projecting eaves. Later, as his career evolved, he promulgated the idea of an Organic architecture, which took its primary inspiration from nature. The forms of Organic designs are influenced in great measure by the forms witnessed in the natural environment. Moreover, a primary tenet was a near-seamless connection between building and nature. Wright died in 1959,

¹ Sanborn Fire Insurance Company Maps, San Jose, 1884, 1891, 1915, 1930, 1951 and 1962; and City Directories, 1920 to 1975. To the north and west of the Rhodes Homestead was the "Morrison Estates Subdivision" recorded in 1876. See Santa Clara County Recorder Book of Maps A, 12.

² PAST Consultants, LLC, "San Jose Modernism, Historic Context Statement," June 2009, 23-26; Mary Brown, "San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement," September 30, 2010, 115-116; Helen Arbuckle, Obituary Collection, Vol. I, 1940-1980, "Last Rites Set Today for S.J. Contractor," April 27, 1972.

but his influence continued and the principles of Organic architecture evolved often intermingled with other Modernist ideals.³

The International Style was a more rigid and function-driven aesthetic influenced largely by European architects and adopted in several areas throughout the United States. Examples can be found in suburbs, and especially urban settings, in the eastern United States and California. The style has roots in Europe in the 1920s and is widely associated with the designs of architects like Le Corbusier, Walter Gropius, and Mies van der Rohe. Many European architects who helped develop the International Style escaped war-torn Europe in the 1930s by immigrating to the United States, and introduced their architectural ideas and concepts to a new American audience. Le Corbusier, for example, proclaimed that the house was a “machine for living,” meaning that it was a tool to provide for the necessities of life, and that architectural decorations were unnecessary embellishments. The foundation of International Style was the use of structural steel, which could be wrapped with a façade-like skin over a skeleton. However, the use of structural steel was impractical for small scale projects like residential construction. Yet, the concept of the “machine for living” remained and the idea that the form of the house should follow its functionality became an overarching tenet. The style advocated efficiency and function over form, thus ornamentation was stripped from the façade. International Style is generally characterized as having flat roofs, flush walls with no ornament, flush mounted windows, and an asymmetrical façade.⁴

In the years after World War II, architects and builders began developing what would become known as Mid-Century Modern architecture, a style that was in many ways influenced by International Style, Organic, and other modes of Modernist architecture. The Mid-Century Modern style was reflected in both residential and commercial designs. It relied on the function-driven principles behind the International Style, but often attempted to connect the indoors with the outdoors through extensive windows and natural materials, frequent elements of Organic architecture in the mold of Wright’s aesthetic. In San Jose residential development, these characteristics were most frequently reflected in what the city’s Modernism historic context calls the Post-and-Beam style, which typically features open space planning, expressed structural systems, plain façade, and indoor/outdoor components like expansive windows and courtyards. In comparison, San Francisco is a highly dense urban area with little space for residential suburbs, and its expression of the Mid-Century Modern style features International Style and Second Bay Tradition influences, such as two-story massing, sleek roof lines with cantilevered overhangs, projecting boxes or eaves that en-frame the upper story, stucco siding, and large and plentiful windows. Because of the dense population, one-story examples were less common in San Francisco than elsewhere in the Bay Area. In all geographic areas (at least in California), Mid-Century Modern sought to bring the aesthetics of high-style architecture to the masses through affordable houses. Between 1945 and 1969, Mid-Century Modern was one of the most common Modern styles in use throughout the San Francisco Bay Area that was frequently applied to residential design.⁵

In developing the property at 179-181 Rhodes Court in 1948, Guy M. Latta, the owner and builder, applied a Mid-Century Modern style to his two-story duplex. Latta was a building contractor who constructed residences in the middle-class San Jose neighborhood of Rose Garden, as well as businesses in Downtown San Jose until his retirement in 1962. Initially, Guy M. Latta and his wife, Lois, resided at 157 Rhodes Court (recorded separately; see DPR 523 form Map Reference #13-18 in 2003 Historic Resources Evaluation Report by JRP).⁶ As a building contractor, Guy Latta converted part of that house into a separate apartment in the 1940s, which used the address 155 Rhodes Court. In 1949, the Lattas moved to the recently-completed residence at 179 Rhodes Court after selling the 157 Rhodes Court property. Latta remained at 179 Rhodes court

³ Mary Brown, “San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement,” September 30, 2010, 70-71; Carole Rifkind, *Contemporary American Architecture*, (New York: A Dutton Book, 1998), 29-31.

⁴ Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred Knopf, 2005), 468-473.

⁵ Mary Brown, “San Francisco Modern Architecture and Landscape Design, 1935-1970: Historic Context Statement,” 2010, 114-117, 128-129; Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, MA: The MIT Press, 1992; revised 1996), 273-278; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 656; PAST Consultants, LLC, “San Jose Modernism, Historic Context Statement,” June 2009, 23-26; Helen Arbuckle, Obituary Collection, Vol. I, 1940-1980, “Last Rites Set Today for S.J. Contractor,” April 27, 1972.

⁶ For DPR 523 form, see: JRP Historical Consulting, Draft Technical Memorandum Historical Resources Evaluation Report for SVRTC EIS/EIR Alternatives, prepared for Santa Clara Valley Transportation Authority, January 2003.

until his death in 1972. Like the property at 157 Rhodes Court, he constructed this property as a duplex to allow one unit for use as a rental. Laura L. David, a widow, was the first and long-time resident of the second unit, which carried the address 181 Rhodes Court. She remained until her death in 1969. After that time, the unit had more frequent turnovers and residents included George Fowler, Richard E. Moore, and Tom Castleman. Following the death of Latta, the front unit remained vacant for a period. In 1979, Jerry Clow, a carpenter, moved into this house with his wife Paula. They lived here into the 1980s, while also continuing to rent the other unit. The current owners acquired the property in 1987.⁷

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 179-181 Rhodes Court does not appear to have important associations with significant events in local, state, or national history. Constructed in 1948 as part of the continuing development of the Rhodes Homestead Tract, this house was part of the general residential development of the mid twentieth century in San Jose. Rhodes Homestead was first developed in the 1920s and features a mix of houses from that time period, as well as infill and second-generation development from later decades. The development of the tract was not important within the context of San Jose's residential growth, either in the 1920s or after World War II. While this duplex was developed early in the postwar construction boom, it does not have important associations with that development. Instead, it was one of numerous houses constructed during that period to help house the growing postwar population.

This property does not share significant associations with the lives of persons important to history (NRHP Criterion B or CRHR Criterion 2). Guy M. Latta, the original resident of the building, along with his wife, Lois, was a contractor in San Jose, though Research did not reveal that Guy and Lois Latta made demonstrably important contributions to history at the local, state, or national level. Guy Latta was a building contractor who participated actively in his trade, but he does not appear to have made significant contributions to his profession as defined under these criteria. Likewise, it does not appear that any of the other residents and owners of the property, including Laura L. David, George Fowler, Richard E. Moore, Tom Casleman, and Jerry Clow or Paula Clow, made demonstrably important contributions to history during their respective periods of association with this property.

The duplex at 179-181 Rhodes Court is significant under NRHP Criterion C or CRHR Criterion 3 because, as an early and distinguished example of the Mid-Century Modern style in San Jose, it possesses distinctive characteristics of a type, period, or method of construction. The Mid-Century Modern style emerged in decades immediately after World War II as architects and builders experimented with an aesthetic that combined elements of other Modern styles, such as International Style and Organic architecture. In San Jose, the style was most often reflected in Post-and-Beam architecture, which is represented by one-story massing, an expressed structural system, plain façade, and indoor/outdoor components like expansive windows and courtyards that usually faced the backyard. The residence at 179-181 Rhodes Court, by contrast, deviated somewhat from these trends and is more closely related to the way in which the style was articulated in San Francisco. In that more densely populated setting, examples tended to feature two-story massing and International Style and Second Bay Tradition influences, such as sleek flat or shed roof lines with cantilevered overhangs, projecting boxes or eaves that en-frame the upper story, and stucco siding. The house does not strictly adhere to the ideals and concepts of the International Style because it features embellishments like the coping along the roof and wide eaves. Nor does it reflect the tenets of the Second Bay Tradition, which almost exclusively used wood siding.⁸ This property is important because it combines elements of Mid-Century Style in a way not typically used in residential areas of San Jose, and reflects the early postwar influences of

⁷ San Jose City Block Book, "Rhodes Homestead," (1924) 83; R.L. Polk, *San Jose City Directory*, 1920-1979; US Census Bureau, *Fifteenth Census of the United States, Population Schedule*, San Jose Township, Enumeration District 43-73, Sheet 15A; Ancestry.com, *California Death Index, 1940-1997*, [database online], Provo, UT: USA: Ancestry.com Operations, 2000; Helen Arbuckle, Obituary Collection, Vol. I, 1940-1980, "Last Rites Set Today for S.J. Contractor," April 27, 1972; RealQuest Professional, "Property Detail Report – 179 Rhodes Ct., San Jose, CA 95126-2754," CoreLogic RealQuest Professional, April 2016.

⁸ Brown, "San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement," 115-116; PAST Consultants, LLC, "San Jose Modernism, Historic Context Statement," June 2009, 23-26; Helen Arbuckle, Obituary Collection, Vol. I, 1940-1980, "Last Rites Set Today for S.J. Contractor," April 27, 1972; National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (US Dept of the Interior, National Park Service, 1990, 1997), 18.

San Francisco architecture on builders and designers in San Jose. The house is also an early example of the style, having been constructed only a few years after the style first appeared.

The residence is not the work of a master architect or builder. While Guy M. Latta experienced a measure of success in San Jose as a building contractor, and was described in some papers as a prolific builder, it does not appear he was ever considered by his peers to be a master builder, and research did not reveal a particular method of construction or design that would define Latta's body of work.

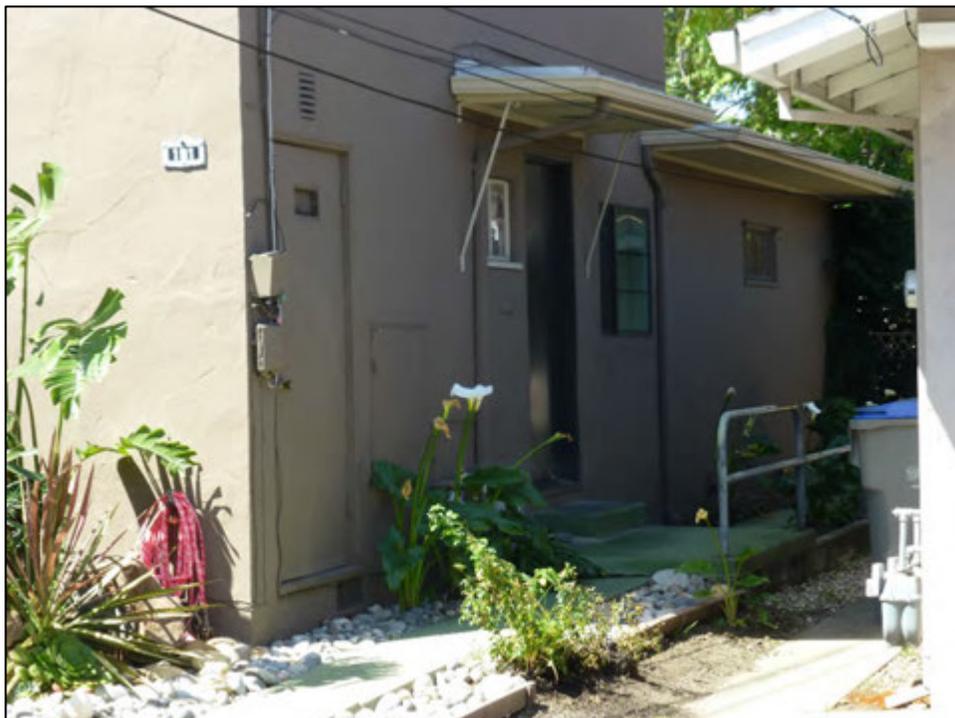
Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building represents common construction techniques and practices that have been well researched and studied.

The property at 179-181 Rhodes Court is eligible for the NRHP and CRHR at the local level of significance and has a period of significance of 1948, the year of its construction. The building retains a remarkably high degree of integrity to its period of significance, having apparently suffered the replacement of only three windows on the north side of the house. These replacements represent a small-scale alteration when compared to the much higher number of original windows that survive. The duplex at 179-181 Rhodes Court exists in a residential setting – as it did when constructed – and is surrounded by many other houses that were already present when the building was constructed in 1948. The property, therefore, retains integrity of location and a high degree of integrity of design, materials, workmanship, feeling, association, and setting. The boundary is the legal parcel, and the character-defining features of the property are the two-story massing, asymmetrical façade, flat and shed roof elements with cantilevered eaves and canopies, original windows, exterior siding, and door configuration. The landscaping post-dates the period of significance and does not contribute to the eligibility of the property.

Photographs (continued):



Photograph 2: 179 Rhodes Court entrance, camera facing northwest, April 20, 2016.



Photograph 3: 181 Rhodes Court entrance, camera facing southwest, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # F-23

P1. Other Identifier: 201–203 Rhodes Court

*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 West Date 2012 T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address : 201 - 203 Rhodes Court City San Jose Zip 95126-2754

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-01-062

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

This 0.13-acre parcel contains a Ranch-style duplex constructed in 1963 (**Photograph 1**). The 1,748-square-foot residence is wood framed with a concrete foundation and has a generally rectangular footprint. The roof features two stepped parallel front gables sheltering a two-car garage and living unit near the east end and a hip roof covering a living unit at the west end. The moderately pitched roof has composition shingles and wide eaves. A hip-roof dove-cote cupola is located on the gable above the garage and the gable end features projecting horizontal wood cladding underscored by decorative wooden beams. The duplex is primarily clad in replacement stucco siding and includes replacement vinyl windows throughout. Entrances to the living units are on the north side sheltered in a shed-roof porch and feature replacement doors. The porch roof is supported by square posts and covers a concrete landing. The duplex has a front-facing attached garage with two sectional single-car garage doors on the east wall and the gable end features protruding wooden horizontal cladding underscored by wooden beams. The south wall includes replacement vinyl windows and two doors.

*P3b. Resource Attributes: (List attributes and codes) HP3—Multiple family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, April 20, 2016.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1963, Santa Clara County Assessor

*P7. Owner and Address:
Abel M. and Paula M. Chadinha
1340 Whitegate Avenue
San Jose, CA 95125-4128

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 201–203 Rhodes Court

B2. Common Name: 201–203 Rhodes Court

B3. Original Use: Duplex B4. Present Use: Duplex

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1963 (Santa Clara County Assessor);
reroof in 1986 (San Jose Building Department Permit 55872); stucco application at unknown date; replacement windows
and doors at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: M.S. Dick Construction

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 201–203 Rhodes Court does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1962); City Directories (various years); Santa Clara County Recorders records; County Assessor records as reported to RealQuest CorLogic, 2016.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: April 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The subdivision and residential development of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year-old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Rhodes Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate vicinity were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

This duplex at 201-203 Rhodes Court was built in 1963 on a lot within the Rhodes Homestead Tract. The tract was a subdivision of a portion of the property once owned by A.L. Rhodes, a longtime San Jose resident whose career achievements included Santa Clara County District Attorney, member of the California State Senate, Santa Clara County Superior Court Judge, and private practice lawyer. Rhodes had a large residence on The Alameda just east of North Morrison Avenue and hobby farm with fruit trees and vineyards stretching north to Stockton Avenue. In 1887, prior to laying out the Rhodes Homestead tract, Rhodes subdivided some of his land into an earlier subdivision called the Rhodes Tract. This subdivision consisted of 16 residential lots on the west side of Stockton Avenue and the north and south sides of West Julian Street. Rhodes excluded from the subdivision a large parcel of land on The Alameda that contained his house. Rhodes Court, and all of the lots on this street, were not part of the Rhodes Tract. Rhodes died in 1918, and his home parcel on The Alameda passed to his daughter, Mary R. Barstow. At this time, none of the Rhodes Tract parcels on the south side of West Julian Street had been developed, and, in 1919, Barstow subdivided the A.L. Rhodes residential parcel and the Rhodes Tract lots on the south side of West Julian Street into the Rhodes Homestead tract. This subdivision laid out Rhodes Court, 22 lots facing the court, and four lots on The Alameda. Home construction started in the Rhodes Homestead tract shortly after the 1919 subdivision, and infill gradually continued over the next several decades.²

Built in 1963 by M.S. Dick Construction for W.D. Merrill, this multiple-family property had a succession of owners and occupants. After Merrill, the next known owner of the property was Manuel Casal, a resident elsewhere on Rhodes Court who had acquired the duplex by the 1980s. The current owners acquired the property in 1993. All owners apparently operated it as a rental property. Tenants have included Martha E. Irons, an office secretary, who resided there for more than

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 269, 270; F.M. Husted, *San Jose City Directory* (San Francisco: F.M. Husted, 1890), 331; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet, 47A; Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940).

15 years; Jerry F. Conley, a technician for Valley Blue Printing, who lived there with his wife, Shirley; Katherine L. Murdock, a widow; and Joseph Maida, a supervisor for a company called Red Star.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 201-203 Rhodes Court does not appear to have important associations with significant events in local, state, or national history. This duplex was built in 1963, long after the initial era of residential development in this part of San Jose which began in the late nineteenth century, and nearly half a century after establishment of its subdivision. This building was among countless residential infill development project that occurred in San Jose in the decades following World War II. As such, this property is not historically significant within the context of residential development and it does not meet these eligibility criteria.

This property is also not significant for associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or occupancy of this residence, including Martha Irons, Jerry Conley, Katherine Murdock, Joseph Maida, or any later occupants made demonstrably important contributions to history at the local, state, or national level during their period of association with the property.

Under NRHP Criterion C or CRHR Criterion 3, the duplex at 201-203 Rhodes Court does not possess the distinctive characteristics of a type, period, or method of construction, nor is it an important work by a master designer. The building is a typical and modified example of Ranch style architecture, which had its origins in the 1930s and proliferated throughout California and the nation during the decades following the end of World War II. While this building includes some of the typical characteristics, it does not represent a particularly noteworthy or distinguished example of this common architectural style. Additionally, it has suffered insults to its historical integrity following replacement of original windows and doors throughout.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building represents common construction techniques and practices that have been well researched and studied.

³ R.L. Polk, *San Jose City Directory*, 1920-1979; RealQuest Professional, "Property Detail Report – 201 Rhodes Ct., San Jose, CA 95126-2754," CoreLogic RealQuest Professional, April 2016; San Jose Building Department, Permit 41467, April 30, 1963; San Jose Building Department, Permit 55872, March 18, 1986.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-24

P1. Other Identifier: 229 Rhodes Court

*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 West Date 2012 T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address : 229 Rhodes Court City San Jose Zip 95126-2754

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-01-061

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

The 0.13-acre parcel at 229 Rhodes Court contains a modified one-story single family house constructed in 1920 (**Photograph 1**). The 1,947-square-foot residence is wood framed with a concrete foundation and has a generally rectangular footprint with a projection on the south wall. The house is topped by a side clipped-gable roof with a hip-roof addition on the rear. The roof has wide enclosed eaves and is clad in composition shingles. Wood lattice vents are located in the gable ends. The walls are clad in modern stucco siding. The front façade is asymmetrical with fenestration consisting of a replacement door and two replacement vinyl windows to the north end. A shed-roof awning extends from main roof over the front entrance protecting the front concrete stoop with rounded concrete steps. Decorative wooden brackets embellish the awning. Replacement vinyl sliding windows with faux muntins are present on the north and south walls of the building. The south side includes secondary entrance not clearly visible from the right of way (**Photograph 2**). A detached garage is located on the southwest corner of the parcel. It has a front-gable roof covered in composition shingles, stucco siding, and a sectional garage door with fan light and wood trim (**Photograph 3**).

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, April 20, 2016.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1920, Santa Clara County Assessor

*P7. Owner and Address:
Hai V. Kha and Chu L. Lam
229 Rhodes Court
San Jose, CA 95126-2754

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 31 Rhodes Court

B2. Common Name: 229 Rhodes Court

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1920 (Santa Clara County Assessor); construct 852 sq. ft. addition in 2002; 480 sq ft. garage constructed in 2002 (San Jose Building Department, Permit 2002 040470 RS).

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 229 Rhodes Court does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1962); City Directories (various years); Santa Clara County Recorders records; County Assessor records as reported to RealQuest CorLogic, 2016.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: April 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The subdivision of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year-old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Morrison Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate area were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

The house at 128 Rhodes Court, formerly numbered 31 Rhodes Court, was built in the Rhodes Homestead tract in 1920. The Rhodes Homestead was a subdivision of a portion of the property once owned by A.L. Rhodes, a longtime San Jose resident whose career achievements included Santa Clara County District Attorney, member of the California State Senate, Santa Clara County Superior Court Judge, and a private practice lawyer. Rhodes had a large residence on The Alameda just east of North Morrison Avenue and hobby farm with fruit trees and vineyards stretching north to Stockton Avenue. In 1887, prior to laying out the Rhodes Homestead tract, Rhodes subdivided some of his land into an earlier development called the Rhodes Tract. This subdivision consisted of 16 residential lots on the west side of Stockton Avenue and the north and south sides of West Julian Street. Rhodes excluded from the subdivision a large parcel of land on The Alameda that contained his house. Rhodes Court, and all of the lots on this street, were not part of the Rhodes Tract. Rhodes died in 1918, and his home parcel on The Alameda passed to his daughter, Mary R. Barstow. At this time none of the Rhodes Tract parcels on the south side of West Julian Street had been developed, and, in 1919, Barstow subdivided the A.L. Rhodes residential parcel and the Rhodes Tract lots on the south side of West Julian Street into the Rhodes Homestead tract. This tract laid out Rhodes Court, 22 lots facing Rhodes Court, and four lots on The Alameda. Shortly following the survey, home construction started in the Rhodes Homestead Tract.²

Thomas James and Hazel Moorhead are the earliest known owners and residents of this property. They resided in this house beginning in 1926. During his residency, Thomas worked for the Southern Pacific Railroad Company as an engineer, while his wife, Hazel, stayed home and raised two children: Dudley and Barbara. By 1947, Dudley Moorhead owned the property. He sold it to Dora L. Hancock in 1949, who resided in this house for the next twenty years. When she moved into the house, she was a widow and worked for Federal Department Store. Hancock died in 1969, and the house appears to have been turned into a rental property occupied by Mina Brown, a stock secretary with E.F. Hutton & Co., who lived here briefly

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 269, 270; F.M. Husted, *San Jose City Directory* (San Francisco: F.M. Husted, 1890), 331; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet, 47A; Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940).

between 1970 and 1973. Dr. Manuel Pinto and Felisminia Casal lived at this house by 1975 until Casal sold the property to the current owners in 1989.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 229 Rhodes Court does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1920, well after the initial era of residential development in this part of San Jose. Construction occurred following the subdivision of the Rhodes Homestead Tract, one of the last tracts to be subdivided in this area. As such, this property is not historically important within the context of local or regional residential development and it does not meet this significance criterion.

This property is also not significant for associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or occupancy of this property, including Thomas James and Hazel Moorhead, Dudley Moorhead, Dora L. Hancock, Mina Brown, or Manuel Pinto and Felismina Casal, made demonstrably important contributions to history at the local, state, or national level during their period of association with the property.

The house at 229 Rhodes Court does not possess distinctive characteristics of a type, period, or method of construction, nor is it the work of a master architect (NRHP Criterion C or CRHR Criterion 3). The house has the general form and massing of Pacific Ready-Cut Home Style 364 shown in a 1925 catalogue book, which sold house plans and materials to individual builders (**Figure 1**).⁴ However, the residence has been heavily modified and no longer retains integrity to its original appearance. This house has replacement windows and front door, and its original wall cladding has been removed and replaced with stucco. Further, there are indications on the façade that the wall openings were originally in a different configuration. Because of these extensive alterations, the house lacks any elements that identify it as any particular architectural style, and it therefore does not merit eligibility for the NRHP or CRHR under these criteria.

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building represents common construction techniques and practices that have been well researched and studied.



Figure 1. Showing comparison of Pacific Ready-Cut Style 364 with the current appearance of 229 Rhodes Court.

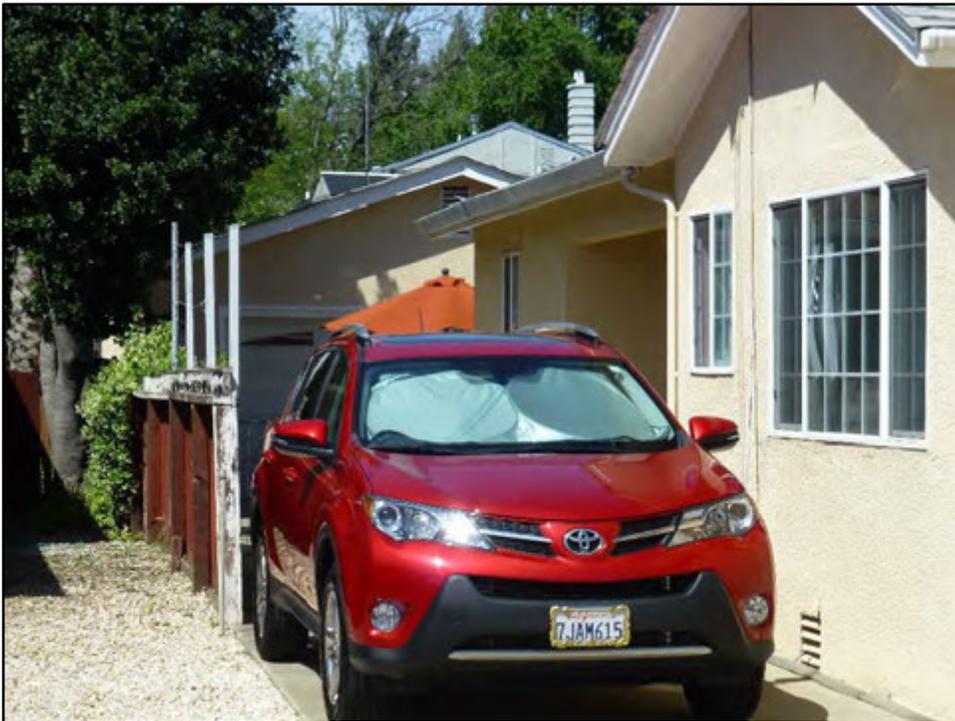
³ San Jose City Block Book, "Rhodes Homestead," (1924) 83; R.L. Polk, *San Jose City Directory*, 1920-1979; Ancestry.com, *US World War I Draft Registration Cards, 1917-1918* [database online], Provo UT: Ancestry.com Operations Inc., 2005; US Census Bureau, *Fifteenth Census of the United States, Population Schedule*, San Jose Township, Enumeration District 43-73, Sheet 18A ; Ancestry.com, *US Social Security Death Index, 1935-2014* [database online], Provo, UT: Ancestry.com Operations Inc., 2011; Ancestry.com, *US Public Records Index, 1950-1993, Volume I* [database online], Provo, UT: Ancestry.com Operations Inc., 2010; Professional, "Property Detail Report – 229 Rhodes Ct., San Jose, CA 95126-2754," CoreLogic RealQuest Professional, April 2016.

⁴ Pacific Ready-Cut Homes, Inc., *Pacific's Book of Homes De Luxe Edition*, (Pacific Ready-Cut Homes Inc: Los Angeles, 1925), 92.

Photographs (continued):



Photograph 2: South and east sides, camera facing northwest, April 20, 2016.



Photograph 3: Garage, camera facing northwest, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-25

P1. Other Identifier: 253 Rhodes Court

*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 West Date 2012 T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address : 253 Rhodes Court City San Jose Zip 95126-2754

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-01-060

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

This 0.13-acre property includes a 1,256-square-foot one-story house constructed in 1920 (**Photograph 1**). It has a roughly rectangular footprint and a complex cross-gable roof with wide eaves, exposed rafters, and decorative fascia board. The roof is covered in composition shingles. The walls are clad in stucco. The house has an asymmetrical façade characterized by a partial-width front porch set under the main roof, which is supported by tapered square columns and is open to the east and south sides (**Photograph 2**). The windows are generally original wood sash one-over-one windows. There are two fixed picture windows with top muntins flanked by one-over-one windows on the front side. There is a replacement window in the gable end of the roof. The house features two stucco-clad chimneys: an exterior one on the north side; and an interior one near the center of the roof (**Photographs 1 and 3**). There is a detached garage in the rear of the property with a front gable roof and vertical board siding.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing west, April 20, 2016.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1920, Santa Clara County Assessor

*P7. Owner and Address:
Michael J. and Lynne M. Stromberg
253 Rhodes Court
San Jose, CA 95126-2754

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 33 Rhodes Court

B2. Common Name: 253 Rhodes Court

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1920 (Santa Clara County Assessor); alter house in 1955 (San Jose Building Department, Permit 21536); construct a 24 sq. ft. laundry room and remodel in 2002 (San Jose Building Department, Permit 2002-047069-RS).

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 253 Rhodes Court does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1962); City Directories (various years); Santa Clara County Recorders records; County Assessor records as reported to RealQuest CorLogic, 2016.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: April 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The subdivision of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year-old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Morrison Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate area were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

The house at 253 Rhodes Court, formerly numbered 33 Rhodes Court, was built in the Rhodes Homestead Tract in 1920. The Rhodes Homestead was a subdivision of a portion of the property once owned by A.L. Rhodes, a longtime San Jose resident whose career achievements included Santa Clara County District Attorney, member of the California State Senate, Santa Clara County Superior Court Judge, and a private practice lawyer. Rhodes had a large residence on The Alameda just east of North Morrison Avenue and hobby farm with fruit trees and vineyards stretching north to Stockton Avenue. In 1887, prior to laying out the Rhodes Homestead tract, Rhodes subdivided some of his land into an earlier development called the Rhodes Tract. This subdivision consisted of 16 residential lots on the west side of Stockton Avenue and the north and south sides of West Julian Street. Rhodes excluded from the subdivision a large parcel of land on The Alameda that contained his house. Rhodes Court, and all of the lots on this street, were not part of the Rhodes Tract. Rhodes died in 1918, and his home parcel on The Alameda passed to his daughter, Mary R. Barstow. At this time none of the Rhodes Tract parcels on the south side of West Julian Street had been developed, and, in 1919, Barstow subdivided the A.L. Rhodes residential parcel and the Rhodes Tract lots on the south side of West Julian Street into the Rhodes Homestead tract. This tract laid out Rhodes Court, 22 lots facing Rhodes Court, and four lots on The Alameda. Shortly following the survey, home construction started in the Rhodes Homestead Tract.²

Shirley and Olga Tremaine were the first owners of the residence at 253 Rhodes Court, and resided there between 1920 and 1931. Shirley worked as a bookkeeper or clerk for First National Bank, while Olga stayed home with their son, Richard. The family moved to Santa Barbara in the 1930s, and rented the property over the next few years until they sold it in 1938. During their ownership, the Tremaines rented the property to I.A. Weihe, J.C. Borda, and C.P. McDonnell. Thomas M. Presho purchased the property from the Tremaines and continued to rent out the house. In 1941, M.E. Young acquired the property as an investment and continued to rent the house to tenants. Frank Chamberlain purchased the property in 1955 and

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 269, 270; F.M. Husted, *San Jose City Directory* (San Francisco: F.M. Husted, 1890), 331; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet, 47A; Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940).

resided here into the early 1970s. During his ownership, he made a few improvements to the property including the construction of a carport on the garage. By 1976, Polly Whitmyre, a retiree at the time, owned and resided at this residence. She lived here until her death in 1988. The current owners purchased the property that same year.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 253 Rhodes Court does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1920, well after the initial era of residential development in this part of San Jose. Construction occurred following the subdivision of the Rhodes Homestead Tract, one of the last tracts to be subdivided in this area. As such, this property is not historically important within the context of local or regional residential development and it does not meet this significance criterion.

This property is also not significant for associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or occupancy of this property, including Shirley and Olga Tremaine, Thomas M. Presho, M.E. Young, Rank Chamberlain, Polly Whitmyre, or any other owners or occupants made demonstrably important contributions to history at the local, state, or national level during their period of association with the property.

Under NRHP Criterion C or CRHR Criterion 3, the building at 253 Rhodes Court is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is an attractive but modest example of a Craftsman residence, a style which gained widespread popularity in California and elsewhere during the early decades of the twentieth century. Typical characteristics of the style include gable roofs with wide overhangs, brackets under the eaves, double-hung windows, large porches with roofs supported by stout or battered columns, horizontal wood siding, exposed roof beams and rafter tails, and multiple-pane windows. This residence retains a high degree of integrity and exhibits some of these hallmark characteristics of its style, such as its partial-width front porch with tapered columns, cross-gabled roof with wide eaves, and wood-sash windows, but it does not represent a particularly noteworthy or distinguished example of Craftsman architecture.⁴

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building represents common construction techniques and practices that have been well researched and studied.

³ R.L. Polk, *San Jose City Directory*, (1924-1979); San Jose City Block Book (1924-1940s), 83; Ancestry.com, *California Voter Registrations, 1900-1968* [database online], Provo, UT: Ancestry.com Operations Inc, 2008; US Bureau of the Census, *Fifteenth Census of the United States*, Santa Barbara City, Enumeration District 42-10, Sheet 12B; City of San Jose Building department, "Application for Building Permit," Permit 21536 (1955), Permit 25533 (1957); Santa Clara County Recorder, Index online, Grant Deed, Book K 590/2066, 1988.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 452-463.

Photographs (continued):



Photograph 2: Front porch with tapered columns; facing west, April 20, 2016.



Photograph 3: North and east sides; facing southwest, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-26

P1. Other Identifier: 275 Rhodes Court

*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 West Date 2012 T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address : 275 Rhodes Court City San Jose Zip 95126-2754

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-01-059

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

This 0.13-acre parcel contains a Craftsman-style one-story house constructed in 1920 (**Photograph 1**). The 1,320-square-foot residence has a rectangular footprint and cross-gable roof featuring wide eaves, decorative brackets and carved fascia boards along the rakes. The main roof has a decorative grille vent in the gable end. There is an exterior brick chimney on the north side. The walls feature stucco siding. The house has an asymmetrical façade characterized by a partial-width front porch under the main roof and a projection on its north end under a secondary front-gable roof. The front porch features decorative arches adjacent to the porch entry featuring rounded corner and square posts resting on a low wall. Located within the porch, the front door is a replacement panel wood door with a fan light (**Photograph 2**). Windows are one-over-one replacement with wood surround and lug sills throughout. There is a replacement picture window on the front wall flanked by one-over-one windows (**Photograph 3**). A front-gabled detached garage is located west of the residence. It has wide eaves with decorative brackets and a grille vent in gable end, horizontal clapboard siding and a one-car garage door on its east side.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing west, April 20, 2016**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1920, Santa Clara County Assessor

*P7. Owner and Address:
Nguyen Thu Huong Thi and Vu Huy Van
275 Rhodes Court
San Jose, CA 95126-2754

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 35 Rhodes Court

B2. Common Name: 275 Rhodes Court

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1920 (Santa Clara County Assessor); build fireplace in 1949 (San Jose Building Department, Permit 8263); replacement windows at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 275 Rhodes Court does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1962); City Directories (various years); Santa Clara County Recorders records; County Assessor records as reported to RealQuest CorLogic, 2016.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: April 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The subdivision of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year-old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Morrison Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate area were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

The house at 275 Rhodes Court was built in the Rhodes Homestead tract in 1920. The Rhodes Homestead was a subdivision of a portion of the property once owned by A.L. Rhodes, a longtime San Jose resident whose career achievements included Santa Clara County District Attorney, member of the California State Senate, Santa Clara County Superior Court Judge, and a private practice lawyer. Rhodes had a large residence on The Alameda just east of North Morrison Avenue and hobby farm with fruit trees and vineyards stretching north to Stockton Avenue. In 1887, prior to laying out the Rhodes Homestead tract, Rhodes subdivided some of his land into an earlier development called the Rhodes Tract. This subdivision consisted of 16 residential lots on the west side of Stockton Avenue and the north and south sides of West Julian Street. Rhodes excluded from the subdivision a large parcel of land on The Alameda that contained his house. Rhodes Court, and all of the lots on this street, were not part of the Rhodes Tract. Rhodes died in 1918, and his home parcel on The Alameda passed to his daughter, Mary R. Barstow. At this time none of the Rhodes Tract parcels on the south side of West Julian Street had been developed, and, in 1919, Barstow subdivided the A.L. Rhodes residential parcel and the Rhodes Tract lots on the south side of West Julian Street into the Rhodes Homestead tract. This tract laid out Rhodes Court, 22 lots facing Rhodes Court, and four lots on The Alameda. Shortly following the survey, home construction started in the Rhodes Homestead tract.²

This property was originally owned by the Swedish Christian Evangelical Mission Church. The church utilized the property as housing for its ministers and their families. Some of the early residents included Oscar F. Larson and Gustav Anderson. In the 1940s, the church became the Mission Covenant Church, after which occupants – also members of the church – included Edwin and Laura Solie, J. E. and Alice Lind, and J. Eldon and Marjorie Johnson. In 1956, the property was sold to J. William and Mary Jane Franxman, at which time the building became a private residence. William lived at the house until

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 269, 270; F.M. Husted, *San Jose City Directory* (San Francisco: F.M. Husted, 1890), 331; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet, 47A; Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940).

his death in 1972 and Mary Jane continued to live here into the late 1970s. The current owners purchased the property in 2005 from Brian Wong.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 275 Rhodes Court does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1920, well after the initial era of residential development in this part of San Jose. Construction occurred following the subdivision of the Rhodes Homestead Tract, one of the last tracts to be subdivided in this area. The overall tract was part of an established trend in the area of subdividing large tracts into residential lots and was not a significant part of the residential development of San Jose. As such, this property is not historically important within the context of local or regional residential development and it does not meet this significance criterion.

This property also does not share significant associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or use of this property, including Reverends Larson, Anderson, Solie, Lind, or Johnson, or Mary and William Franxman or Michel Powell, made demonstrably significant contributions to their community or profession at the local, state, or national level during their period of ownership or residency, as required by these criteria.

Under NRHP Criterion C or CRHR Criterion 3, the building 275 Rhodes Court is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is an attractive but modest example of a Craftsman residence, a style which gained widespread popularity in California and elsewhere during the early decades of the twentieth century. Typical characteristics of the style include a low-pitched gable roof with wide overhangs, brackets under the eaves, double-hung windows, large porches with roofs supported by stout or battered columns, horizontal wood siding, exposed roof beams and rafter tails, and multiple-pane windows. This house features Craftsman-style elements including its partial-width porch, and cross-gable roof with wide eaves and decorative brackets and fascia board, but it does not represent a particularly noteworthy or distinguished example of its architectural style. Additionally, it has suffered some insults to its historical integrity following the replacement of many of its original doors and windows and removal of its original wall cladding which was replaced with stucco.⁴

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building represents common construction techniques and practices that have been well researched and studied.

³ San Jose City Block Book, "Rhodes Homestead," (1924) 83; R.L. Polk, *San Jose City Directory, 1920-1979*; Findagrave.com, "J William Franxman," accessed April 2016; Ancestry.com, *US World War I Draft Registration Cards, 1917-1918* [database online], Provo UT: Ancestry.com Operations Inc., 2005.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 452-463.

Photographs (continued):



Photograph 2: Front porch showing door; facing northwest, April 20, 2016.



Photograph 3: North and east sides; facing west, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-27

P1. Other Identifier: 295 Rhodes Court

*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 West Date 2012 T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address : 295 Rhodes Court City San Jose Zip 95126-2754

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-01-058

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

This 0.09-acre parcel contains a Craftsman-style one-story single family house constructed in 1924 (**Photograph 1**). The 1,246-square-foot house has a square footprint, horizontal clapboard siding, and a cross-gabled roof with wide eaves and composition shingle roofing. Two small gabled dormers are located on the east slope of the roof. The gable ends on the south and north side feature wood lattice covered vents (**Photograph 2**). The east-facing asymmetrical façade features a front-gabled covered porch set to the south end that is supported by tapered square columns with modern stone-veneer bases. The porch gable end includes vertical siding. French double doors are located on the setback east wall within the porch and a single door with oval glass panel on the porch's south wall. Fenestration includes replacement vinyl windows throughout. An exterior chimney on the north side has a modern stone veneer. The south side includes a shed-roof addition. A detached garage west of the residence features a side gable roof covered in composition shingles, horizontal clapboard siding, and a side-hung single-car garage door on its north side (**Photograph 3**).

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1. Camera facing west, April 20, 2016.

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1924, Santa Clara County Assessor

*P7. Owner and Address:
Marija Birclin and Alexander D. Lunginovic
295 Rhodes Court
San Jose, CA 95126-2754

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 99 Rhodes Court

B2. Common Name: 295 Rhodes Court

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1924 (Santa Clara County Assessor); remodel front porch and install two dormers in 2014 (San Jose Building Dept., Permit 2014-039835-RS); replacement windows and doors at unknown date.

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 295 Rhodes Court does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Map Company, San Jose (1884-1962); City Directories (various years); Santa Clara County Recorders records; County Assessor records as reported to RealQuest CorLogic, 2016.

B13. Remarks:

*B14. Evaluator: Leslie Ann Trew

*Date of Evaluation: April 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The subdivision of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year-old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Morrison Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate area were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

The house at 295 Rhodes Court, formerly numbered 99 Rhodes Court, was built in the Rhodes Homestead Tract in 1924. The Rhodes Homestead was a subdivision of a portion of the property once owned by A.L. Rhodes, a longtime San Jose resident whose career achievements included Santa Clara County District Attorney, member of the California State Senate, Santa Clara County Superior Court Judge, and a private practice lawyer. Rhodes had a large residence on The Alameda just east of North Morrison Avenue and hobby farm with fruit trees and vineyards stretching north to Stockton Avenue. In 1887, prior to laying out the Rhodes Homestead tract, Rhodes subdivided some of his land into an earlier development called the Rhodes Tract. This subdivision consisted of 16 residential lots on the west side of Stockton Avenue and the north and south sides of West Julian Street. Rhodes excluded from the subdivision a large parcel of land on The Alameda that contained his house. Rhodes Court, and all of the lots on this street, were not part of the Rhodes Tract. Rhodes died in 1918, and his home parcel on The Alameda passed to his daughter, Mary R. Barstow. At this time none of the Rhodes Tract parcels on the south side of West Julian Street had been developed, and, in 1919, Barstow subdivided the A.L. Rhodes residential parcel and the Rhodes Tract lots on the south side of West Julian Street into the Rhodes Homestead tract. This tract laid out Rhodes Court, 22 lots facing Rhodes Court, and four lots on The Alameda. Shortly following the survey, home construction started in the Rhodes Homestead Tract.²

Daniel and Monica Gillham lived at this property with their family from the residence's construction in 1924 until the 1960s. Daniel Gillham worked in a number of occupations including as a contractor for a bridge builder, as a commercial traveler for a pump company, and as an engineer for a car company. Charles and Isabel Hildenbrand purchased the property in 1967.

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 269, 270; F.M. Husted, *San Jose City Directory* (San Francisco: F.M. Husted, 1890), 331; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet, 47A; Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940).

Charles died the following year, and Isabel resided here until 2000, when it was sold to the current property owners. Isabel worked as a nurse for the Spragues Sanatorium.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 295 Rhodes Court does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1921, well after the initial era of residential development in this part of San Jose. Construction occurred following the subdivision of the Rhodes Homestead Tract, one of the last tracts to be subdivided in this area. As such, this property is not historically important within the context of local or regional residential development and it does not meet this significance criterion.

This property is also not significant for associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or occupancy of this property, including Daniel and Monica Gillham, Charles and Isabel Hildenbrand, or any other occupants made demonstrably important contributions to history at the local, state, or national level during their period of association with the property.

Under NRHP Criterion C or CRHR Criterion 3, the building at 295 Rhodes Court is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is an attractive but modest and somewhat modified example of a Craftsman residence, a style which gained widespread popularity in California and elsewhere during the early decades of the twentieth century. Typical characteristics of the style include gable roofs with wide overhangs, brackets under the eaves, double-hung windows, large porches with roofs supported by stout or battered columns, horizontal wood siding, exposed roof beams and rafter tails, and multiple-pane windows. This residence exhibits some of these characteristics, such as its porch with tapered square columns, cross-gable roof with wide eaves and wood lattice vents, and clapboard siding, but it does not represent a particularly noteworthy or distinguished example of its architectural style. Additionally, it has suffered some insults to its historical integrity following the replacement of many of its original doors and windows and addition of two dormers on the principal roof.⁴

Under NRHP Criterion D or CRHR Criterion 4, this property is not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies. The building represents common construction techniques and practices that have been well researched and studied.

³ US Census Bureau, *Fifteenth Census of the United States, Population Schedule*, San Jose Township, Enumeration District 43-73, Sheet 18A; US Census Bureau, *Sixteenth Census of the United States, Population Schedule*, San Jose City, Enumeration District 48-65, Sheet 2A; Ancestry.com, Family Tree – Daniel H. Gillham; Ancestry.com, *California Death Index, 1940-1997*, [database online], Provo, UT: USA: Ancestry.com Operations, 2000; RealQuest Professional, “Property Detail Report – 295 Rhodes Ct., San Jose, CA 95126-2754,” CoreLogic RealQuest Professional, April 2016; R.L. Polk, *San Jose City Directory*, (Monterey Park: R.L. Polk & Co. Publishers, 1970), 433.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 452-463.

Photographs (continued):



Photograph 2: North side; facing southwest, April 20, 2016.



Photograph 3: Garage; facing southeast, April 20, 2016.

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

Primary # _____
HRI # _____
Trinominal _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-28

P1. Other Identifier: 908 West Julian Street

*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 West Date 2012 T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 908 West Julian Street City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-01-081

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

This one-story 696-square-foot residence has an irregular plan and is topped by a low-pitched cross gable roof with composition shingles and overhanging eaves (**Photograph 1**). The walls are clad in horizontal wood clapboard siding in a lapped pattern. The roof overhang covers a small concrete porch that leads to the main doorway consisting of a multiple-light wood-frame front door. On the façade (north side), there is a window with a large single pane lower sash under a twelve-light top sash with faux shutters. Other visible windows are single and grouped wood double-hung, grouped wood sash casement windows, and one small aluminum sash casement window (**Photograph 2**). A modern raised ridge metal shed is located on the southeast section of the parcel (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1**, Camera facing southwest, April 20, 2016

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
ca. 1930, San Jose City Directories;
US Census

*P7. Owner and Address:
Kerrie B. and Jacob G. Smith
908 West Julian Street
San Jose, CA 94126-2717

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: 908 West Julian

B2. Common Name: 908 West Julian

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1930 (San Jose City Directories; US Census); one replacement aluminum sash casement window at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 908 West Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

*B12. References: Santa Clara County Assessor; Sanborn Maps (1884-1966); San Jose City Directories (various years); US Census (various years); USGS Quadrangles Maps, *San Jose West* (1898-1978); J.G. McMillan, "Map of the City of San Jose and Vicinity;" James A. Clayton, *Map of the City of San Jose*, 1886; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The subdivision of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year-old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Morrison Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate area were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

The house at 908 West Julian Street was built in the Rhodes Homestead tract in about 1930. The Rhodes Homestead was a subdivision of a portion of the property once owned by A.L. Rhodes, a longtime San Jose resident whose career achievements included Santa Clara County District Attorney, member of the California State Senate, Santa Clara County Superior Court Judge, and a private practice lawyer. Rhodes had a large residence on The Alameda just east of North Morrison Avenue and hobby farm with fruit trees and vineyards stretching north to Stockton Avenue. In 1887, prior to laying out the Rhodes Homestead tract, Rhodes subdivided some of his land into an earlier development called the Rhodes Tract. This subdivision consisted of 16 residential lots on the west side of Stockton Avenue and the north and south sides of West Julian Street. Rhodes excluded from the subdivision a large parcel of land on The Alameda that contained his house. Rhodes Court, and all of the lots on this street, were not part of the Rhodes Tract. Rhodes died in 1918, and his home parcel on The Alameda passed to his daughter, Mary R. Barstow. At this time none of the Rhodes Tract parcels on the south side of West Julian Street had been developed, and, in 1919, Barstow subdivided the A.L. Rhodes residential parcel and the Rhodes Tract lots on the south side of West Julian Street into the Rhodes Homestead tract. This tract laid out Rhodes Court, 22 lots facing Rhodes Court, and four lots on The Alameda. Shortly following the survey, home construction started in the Rhodes Homestead tract. After construction of the house at 295 Rhodes Court at the corner of Rhodes Court and West Julian Street in 1924, the rear of this lot was subdivided to create a small lot that is now 908 West Julian Street.²

Alfred L. Batchelor, his wife Lillian J. Batchelor, and their daughter Vanly Jane Batchelor were the first owners and occupants of this house, moving in about 1930. Alfred and Lillian were both secretaries. By 1936, only Lillian Batchelor was living in this house and Alfred Batchelor no longer resided in San Jose. Lillian continued to live in this house through

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1932, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 269, 270; F.M. Husted, *San Jose City Directory* (San Francisco: F.M. Husted, 1890), 331; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet, 47A; Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940).

the 1970s and died in 1986. Outside of a single window replacement, this house does not appear to have had any notable alterations since its original construction.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 908 West Julian Street does not appear to have important associations with significant events in local, state, or national history. This residence was built about 1930, well after the initial era of residential development in this part of San Jose. Construction occurred following the subdivision of the Rhodes Homestead Tract, one of the last tracts to be subdivided in this area. As such, this property is not historically important within the context of local or regional residential development and it does not meet this significance criterion.

This property also does not share significant associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or use of this property, including Alfred L. Batchelor and Lillian J. Batchelor, made demonstrably important contributions to history at the local, state, or national level during their period of ownership and residency.

Under NRHP Criterion C or CRHR Criterion 3, the building at 908 West Julian Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is an attractive but modest and relatively late example of a Craftsman Bungalow, which gained widespread popularity in California and elsewhere during the early decades of the twentieth century. Typical characteristics of the style include a low-pitched gable roof with wide overhangs, brackets under the eaves, double-hung windows, large porches with roofs supported by stout columns, horizontal wood siding, exposed roof beams and rafter tails, and multiple-pane windows. This residence exhibits some of these characteristics, such as the low-pitched roof with wide overhang, double-hung windows, and horizontal wood siding, but does not represent an important or architecturally distinguished example of the style.⁴

Under NRHP Criterion D/CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies.

Although the building retains a remarkably high degree of integrity to its original appearance, it lacks historical significance and is therefore ineligible for listing in the NRHP or CRHR.

³ US Census, Population Schedule, 1930, Santa Clara County, San Jose Township, Enumeration District 43-73, Sheet, 17B, 18A; US Census, Population Schedule, 1940, Santa Clara County, San Jose City, Enumeration District 48-65, Sheet, 2A; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1929, 1930, 1931, 1936, 1944, 1954, 1961, 1979); "Alfred L. Batchelor," *California Marriage Index, 1949-1959*, accessed at Ancestry.com; "Alfred L. Batchelor," *California Marriage Index, 1850-1941*, accessed at Ancestry.com; "Alfred L. Batchelor," *California Death Index, 1935-2014*, accessed at Ancestry.com; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1932, 1950, 1958, 1962); Santa Clara County Assessor, Property Information for 908 West Julian Street, Accessed via CoreLogic RealQuest.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 452-463.

Photographs (continued):



Photograph 2: North and west sides, camera facing southeast, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-29

P1. Other Identifier: 920 West Julian Street

*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 West Date 2012 T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 920 West Julian Street City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-01-080

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

This one-story single family residence has a boxy rectangular plan covering 840 square feet (**Photograph 1**). It has a flat roof with Spanish tile roof coping along the façade and ledge coping on the other sides. The stucco clad walls have multiple window openings with vertical and horizontal sliding aluminum sash windows. The window on the façade is covered by a shallow tile-covered awning with scrolled wood brackets. The three-step brick and concrete porch leads to a wood panel door sheltered by a similar gabled tile clad awning with scrolled wood brackets. On the east side is an attached garage, also stucco-clad with a flat roof, tile coping, and a wood roll-up door.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, April 20, 2016**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1930, San Clara County Assessor

*P7. Owner and Address:
Deacon and Leslie A. Wightman
920 West Julian Street
San Jose, CA 94126-2717

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 920 West Julian Street

B2. Common Name: 920 West Julian Street

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1930 (San Clara County Assessor); replacement front door at unknown date; replacement windows at unknown date; small addition connecting house and garage at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 920 West Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

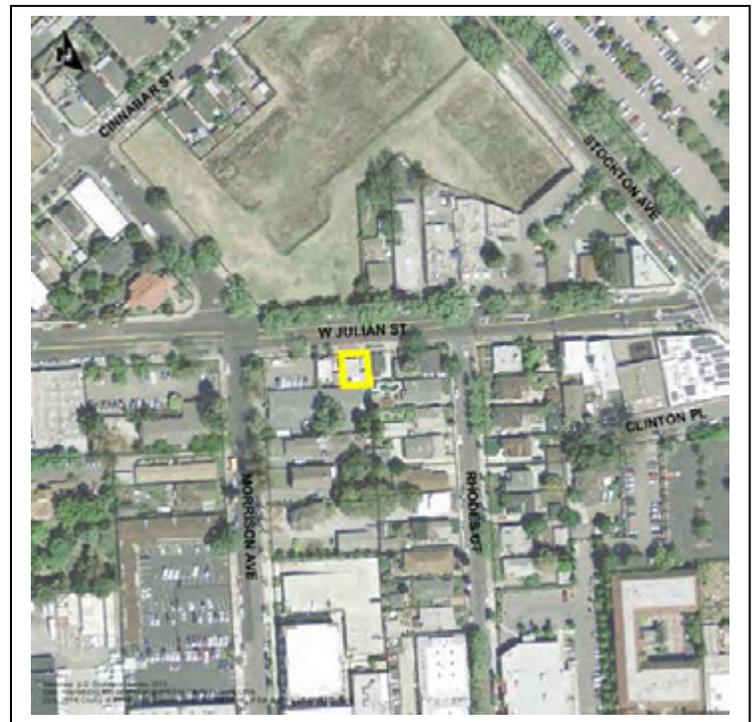
*B12. References: Santa Clara County Assessor; Sanborn Maps (1884-1966); San Jose City Directories (various years); US Census (various years); USGS Quadrangles Maps, *San Jose West* (1898-1978); J.G. McMillan, "Map of the City of San Jose and Vicinity;" James A. Clayton, *Map of the City of San Jose*, 1886; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The subdivision of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year-old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Rhodes Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate vicinity were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

This property at 920 West Julian Street was constructed in 1930 in the Morrison Tract. The Morrison Tract was a subdivision of an earlier development called the Morrison Estates, which was laid out in 1876 by owner E.V. Thorne and the Hermann Brothers surveying firm. The Morrison Estates subdivision created 20 lots, most along North Morrison Avenue between The Alameda and Cinnabar Street, with three lots on Stockton Avenue. In 1887, the Morrison Estates tract was further subdivided into the Morrison Tract by owner R.T. Pierce. This created several new lots including seven along the east side of North Morrison Avenue between The Alameda and West Julian Street. The rear half of the corner lot at North Morrison Avenue and West Julia Street was further subdivided in the 1920s to create two additional small parcels fronting West Julian Street. One of these was the study parcel, 920 West Julian Street.²

Following the construction of this house in 1930, it has had numerous tenants and owner/occupants. Albert F. and Ethel Hockett are the first known occupants of this house, moving in about 1930. They rented the house from an unknown owner. Albert Hockett was employed as a waiter. By 1936, Charles “Bud” Zarcone, an ink mixer, owned the house and lived in it with his wife, Helen. In the 1940s through 1960s, a succession of owners and occupants lived in the house including J.L. Washburn, Jack J. Medoros, and Arthur G. Ducharme. Beginning in the late 1960s, Magda A. Berger bought the house and was still living in it in 1979. Berger died in 1996. Since it was built, its original windows and doors have been replaced, and a small addition connecting house and garage was built. It is not known when these alterations occurred.³

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1950); Santa Clara County Assessor’s Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, “The Alameda,” April 1984; J.G. McMillan, “Map of the City of San Jose and Vicinity,” 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, “Map of the City of San Jose and Vicinity,” 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940), 83.

³ US Census, Population Schedule, 1930, Santa Clara County, San Jose Township, Enumeration District 43-73, Sheet, 17B, 18A; US Census, Population Schedule, 1940, Santa Clara County, San Jose City, Enumeration District 48-65, Sheet, 2A; R.L. Polk & Co., *Polk’s San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1929, 1930, 1931, 1936, 1940, 1944, 1954, 1961, 1979); “Magda A. Berger,” *California Death Index, 1935-2014*, accessed at Ancestry.com; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1932, 1950, 1958, 1962); Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940), 83; Santa Clara County Assessor, Property Information for 920 West Julian Street, Accessed via CoreLogic RealQuest.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 920 West Julian Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1930, well after the initial era of residential development in this part of San Jose which began in the late nineteenth century. Construction occurred during a later era of house building in the 1920s and 1930s in this area. This property is not historically important within the context of regional residential development and it does not meet these significance criteria.

This property does not share significant associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or occupancy of this property, including Albert and Ethel Hockett, Charles and Helen Zarcone, Magda A. Berger, or any other individuals made demonstrably important contributions to history at the local, state, or national level during their period of association.

Under NRHP Criterion C or CRHR Criterion 3, the building at 908 West Julian Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This residence is a very modest example of Spanish Colonial Revival architecture, a style of affordable small house that was widely popular – especially in California and the American Southwest – from about 1900 to 1940. These houses were frequently built following mass-published design plan books and publications like *Ladies Home Journal*. One of the most basic and inexpensive of these models was a simple stucco box with Spanish Colonial Revival ornamentation and detailing in varying degrees. Characteristics of this residential type include flat or low pitched roofs, stucco walls, arched doorways and window openings, and tile roof cladding. This residence exhibits minimal characteristics of the type in its flat roof, stucco cladding, scrolled brackets, and tile along the roof edge. It does not represent an early, daring, or architecturally influential example of the style.⁴

Under NRHP Criterion D/CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies. In addition to lacking historical significance and not meeting the criteria for listing in the NRHP or CRHR criteria, the replacement of the doors and windows, and the construction of an addition joining the garage and house, have diminished this property's integrity of design, workmanship, and materials.

⁴ Barbara Rubin, "A Chronology of Architecture in Los Angeles," *Annals of The Association of American Geographers* 67, no. 4 (December 1977), 523-525; David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *The Journal of the Society of Architectural Historians* 26, no. 2 (May 1967), 131, 132, 136, 137, 138-140; Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt & Co. 1994), 212.

Photographs (continued):



Photograph 2: 920 West Julian Street, camera facing south, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-30

P1. Other Identifier: 936 West Julian Street

*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 West Date 2012 T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 936 West Julian Street City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-01-079

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

This 840-square-foot, one-story house has a rectangular plan, flat roof, and stucco-clad walls (**Photograph 1**). The off-center entrance consists of a small concrete porch, wood panel door with small windows high on the door, and multiple-pane sidelights. Sheltering the porch is a gable roof with Spanish tile along the front edge, square wood post supports, and scrollwork brackets at the corners (**Photograph 2**). Windows include vertical sliding aluminum sash with faux muntins in the upper sash and a single pane in the lower sash. The windows on the façade have a shallow wood shingle-clad awning also with scrollwork brackets. A stuccoed wood frame detached garage located on the east side of the house has a flat roof and hinged wood double doors.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, April 20, 2016**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1930, Santa Clara County Assessor

*P7. Owner and Address:
Jacobs and Tovissi Trust
936 West Julian Street
San Jose, CA 94126-2717

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 936 West Julian Street

B2. Common Name: 936 West Julian Street

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1930 (Santa Clara County Assessor); replacement front door at unknown date; replacement windows at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 936 West Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

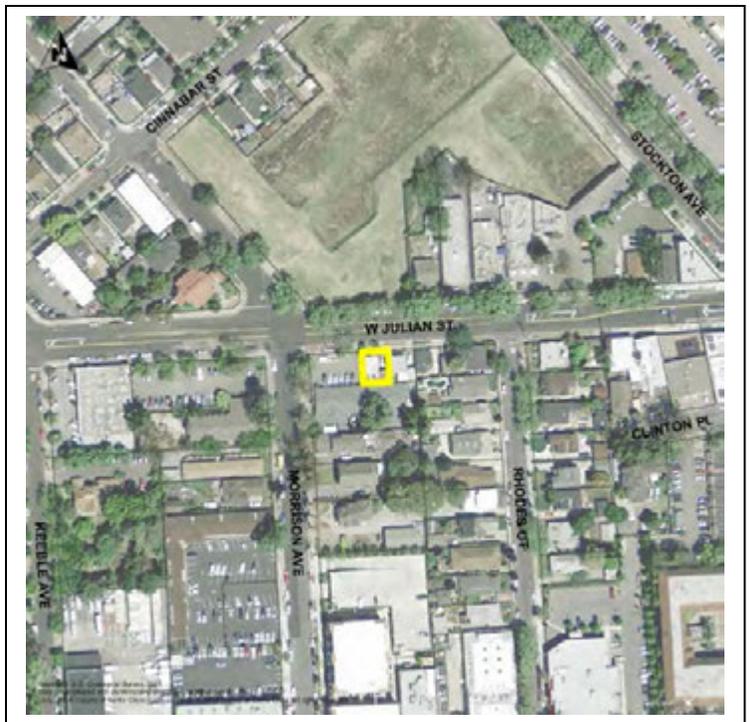
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Santa Clara County Assessor; Sanborn Maps (1884-1966); San Jose City Directories (various years); US Census (various years); USGS Quadrangles Maps, *San Jose West* (1898-1978); J.G. McMillan, "Map of the City of San Jose and Vicinity;" James A. Clayton, *Map of the City of San Jose*, 1886; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2016



B10. Significance (continued):

Historic Context

The subdivision of this part of San Jose, across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year-old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Rhodes Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate vicinity were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

This property at 936 West Julian Street was constructed in 1930 in the Morrison Tract. The Morrison Tract was a subdivision of an earlier development called the Morrison Estates, which was laid out in 1876 by owner E.V. Thorne and the Hermann Brothers surveying firm. The Morrison Estates subdivision created 20 lots, most along North Morrison Avenue between The Alameda and Cinnabar Street, with three lots on Stockton Avenue. In 1887, the Morrison Estates tract was further subdivided into the Morrison Tract by owner R.T. Pierce. This created several new lots including seven along the east side of North Morrison Avenue between The Alameda and West Julian Street. The rear half of the corner lot at North Morrison Avenue and West Julia Street was further subdivided in the 1920s to create two additional small parcels fronting West Julian Street. One of these was the study parcel, 936 West Julian Street.²

Following the construction of this house in 1930, it has had numerous tenants and owner/occupants. The first tenant was Elmer L. Klein, an autoworker, his wife, Clara, and their children. By 1936, Mrs. Frances Morsoli, an unemployed widow lived in the house with her adult son, Henry, who worked as a ladder maker. In the 1940s, a longtime owner/occupant, Florence Thomas, bought the property. Thomas was a widow and employed as an art teacher. She lived in this house into the 1960s. Following Thomas in the late 1960s and 1970s were a succession of short-term tenants: Margaret D. Scholz, Hansen R.E., and Julian Lara.³

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 151; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940), 83.

³ US Census, Population Schedule, 1930, Santa Clara County, San Jose Township, Enumeration District 43-73, Sheet, 17B, 18A; US Census, Population Schedule, 1940, Santa Clara County, San Jose City, Enumeration District 48-65, Sheet, 2A, Enumeration District 43-88, Sheet 81A; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1929, 1930, 1931, 1936, 1940, 1944, 1954, 1961, 1977); "Magda A. Berger," *California Death Index, 1935-2014*, accessed at Ancestry.com; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1932, 1950, 1958, 1962); Santa Clara County Assessor, Property Information for 936 West Julian Street, Accessed via CoreLogic RealQuest.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 920 West Julian Street does not appear to have important associations with significant events in local, state, or national history. This residence was built in 1930, well after the initial era of residential development in this part of San Jose which began in the late nineteenth century. Construction occurred during a later era of house building in the 1920s and 1930s in this area. This property is not historically important within the context of regional residential development and it does not meet these significance criteria.

This property does not share significant associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development or occupancy of this property, including Elmer and Clara Klein, Frances Morsoli, Henry Morsoli, Florence Thomas, or any other individuals made demonstrably important contributions to history at the local, state, or national level during their period of association.

Under NRHP Criterion C or CRHR Criterion 3, the building at 908 West Julian Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This residence is a very modest example of Spanish Colonial Revival architecture, a style of affordable small house that was widely popular – especially in California and the American Southwest – from about 1900 to 1940. These houses were frequently built following mass-published design plan books and publications like *Ladies Home Journal*. One of the most basic and inexpensive of these models was a simple stucco box with Spanish Colonial Revival ornamentation and detailing in varying degrees. Characteristics of this residential type include flat or low pitched roofs, stucco walls, arched doorways and window openings, and tile roof cladding. This residence exhibits minimal characteristics of the type in its flat roof, stucco cladding, scrolled brackets, and tile along the roof edge. It does not represent an early, daring, or architecturally influential example of the style.⁴

Under NRHP Criterion D/CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies. In addition to lacking historical significance and not meeting the criteria for listing in the NRHP or CRHR criteria, the replacement of the doors and windows has diminished this property's integrity of design, workmanship, and materials.

⁴ Barbara Rubin, "A Chronology of Architecture in Los Angeles," *Annals of The Association of American Geographers* 67, no. 4 (December 1977), 523-525; David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *The Journal of the Society of Architectural Historians* 26, no. 2 (May 1967), 131, 132, 136, 137, 138-140; Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt & Co. 1994), 212.

Photographs (continued):



Photograph 2: 936 West Julian Street, camera facing southeast, April 20, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # F-31

P1. Other Identifier: 264 North Morrison Avenue

*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 West Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address 264 North Morrison Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-01-093

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

The 0.38-acre parcel contains a 7,248-square-foot, one-story building constructed in 1963. The building has a modified U-shape footprint, is clad in stucco with horizontal wood siding at the gable ends, and is topped with a cross gable roof with projecting eaves and replacement composition shingles. On the building's main (southwest) façade, there is a concrete ramp with a metal handrail leading to the main entrance, which consists of a simple door with upper light sheltered by a canvas awning. All original windows have been replaced by vinyl-frame sliding windows of varying sizes. A small, stucco-clad shed topped by a front gable roof sheathed in composition shingle is attached to the building's south side (**Photograph 2**). A secondary entrance consisting of a wood door is located on the building's south side.

*P3b. Resource Attributes: (List attributes and codes) HP41—Hospital

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

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

Photograph 1. View of east side of building, camera facing southeast, February 3, 2016

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1963, Santa Clara County Assessor

*P7. Owner and Address:
Dona Norton
1463 Kimberly Drive
San Jose, CA 95118

*P8. Recorded by: (Name, affiliation, address)
Cheryl Brookshear
JRP Historical Consulting, LLC
2850 Spafford St.
Davis, CA 95618

*P9. Date Recorded: March 3, 2006

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Sprague's Convalescent Hospital

B2. Common Name: Support Systems Homes Inc. Morrison Treatment Center

B3. Original Use: Nursing home B4. Present Use: Drug rehabilitation center

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1963 (Santa Clara County Assessor); windows replaced within last 20 years; shed added unknown date.

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 264 North Morrison Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not appear to have historical significance. The medical facility does not appear to be significant for its association with the development of medical care in San Jose at local, state or national levels (NRHP Criterion A or CRHR Criterion 1), nor does the building appear to be associated with any historically significant people (NRHP Criteria B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor does it appear to be the work of a master. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building does not appear to be a principal source of important information in this regard. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2005; Sanborn Map Company, San Jose (1915-1966); City Directories (various years); Morrison Estates Subdivision Map (County Recorder's Book of Maps A, page 12); Thomas Brother's Block Book of San Jose, Vol. 1 (ca. 1921-1942); and USGS Quadrangles Maps, San Jose West; San Jose Building Permit # 49488.

B13. Remarks:

*B14. Evaluator: Cheryl Brookshear

*Date of Evaluation: March 2016

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The parcel that is the subject of this study is located in the Morrison Estates Tract, a subdivision approved by the Santa Clara County Recorder's Office for E.V. Thorne in 1876. The subdivision originally contained twenty lots, bounded by Cinnabar Street, The Alameda, and Stockton Avenue, and included parcels facing both sides of Morrison Avenue. The lots remained largely undeveloped until the turn of the century, when many of the original parcels were further subdivided. Moderately sized middle-class houses were constructed on subdivided parcels along Morrison Avenue, near The Alameda, with smaller working-class houses built along Cinnabar Street. Morrison Estate Subdivision was annexed into the City of San Jose in 1925. Several of the larger houses on North Morrison Avenue were eventually remodeled to serve as boarding houses, nursing homes, and multi family residences.¹

In 1963, the current building at 264 North Morrison Avenue replaced a single-family dwelling constructed on the lot before 1915. Sprague's Sanatorium Rest Home, later Sprague's Convalescent Hospital, occupied the site through the late 1970s. In 1994, this lot and the adjacent lot (formerly APN 261-01-078) were combined. In the early 1990s, the former convalescent hospital was used as an alcohol and drug treatment center.

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the medical facility at 264 North Morrison Avenue does not appear have important associations with significant events in local, state, or national history. The building was part of the general trend of commercial infill and redevelopment in an established neighborhood of West San Jose, north of Morrison Avenue, and is not important within this context. Additionally, research conducted for this study did not suggest or indicate that this building made significant contributions to the medical industry or the field of care for the elderly.

The property does not share significant associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Neither the building's owners nor occupants, including operators and employees of Sprague's Sanatorium Rest Home and Sprague's Convalescent Hospital, made demonstrably important contributions to local, state, or national history during their periods of association with the property.

Under NRHP Criterion C or CRHR Criterion 3, the building does not possess any distinctive characteristics or high artistic value that would render it eligible under these criteria. The building is a typical example of Ranch style architecture, which had its origins in the 1930s and proliferated throughout California and the nation during the decades following the end of World War II. This building is an unremarkable and modified example of this common style, and is also not an important work by a master designer.

The building type and construction techniques are well documented in other sources and the building is not likely to yield additional historic information (NRHP Criterion D or CRHR Criterion 4).

¹ "Morrison Estates Subdivision" Santa Clara County Recorder Book of Maps A, 12; and Sanborn Fire Insurance Maps, San Jose, 1884, 1891, 1915, and 1951.

Photographs (continued):



Photograph 2. West and east sides of building, showing shed (right), camera facing northeast, March 3, 2016.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # F-32

P1. Other Identifier: 850 Cinnabar Street

*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 West Date 2012 T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 850 Cinnabar Street City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-01-047

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

This single family residence at 850 Cinnabar Street is located in a mixed-use area west of downtown San Jose (**Photograph 1**). The 672-square-foot, wood-frame house sits on a concrete foundation and has a rectangular floorplan. It is topped with a medium pitched front-gabled roof covered in composition shingles. A small louvered metal vent is located in the gable end. The walls are clad in horizontal vinyl siding with vinyl corner trim. Windows consist of aluminum horizontal sliding sash and aluminum casements. On the façade, there is a centrally placed doorway with a screen door covering the main door. The full-width porch is covered by a low-pitched hipped roof supported by simple square wood posts with scrollwork on top. A low wood balustrade with plain square balusters surrounds the porch perimeter. Brick steps are on the east side of the porch and across the front is a skirt of brick veneer. In the rear of the lot, there is a three-part shed consisting of two shed roof sections and a corrugated metal section with an arched roof.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, April 20, 2016**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1892, San Jose City Directory

*P7. Owner and Address:
John M. Parker and Kenneth A. Parker
2835 Berryessa Road
San Jose, CA 95132-2909

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Jason Sarmiento
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: April 20, 2016

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 146 Cinnabar Street

B2. Common Name: 850 Cinnabar Street

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1892 (San Jose City Directory); replacement windows and siding at unknown date; construction of additions to the rear shed at unknown date.

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

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 850 Cinnabar Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

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

*B12. References: Santa Clara County Assessor; Sanborn Maps (1884-1966); San Jose City Directories (various years); US Census (various years); USGS Quadrangles Maps, *San Jose West* (1898-1978); J.G. McMillan, "Map of the City of San Jose and Vicinity;" James A. Clayton, *Map of the City of San Jose*, 1886; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2016



B10. Significance (continued):

Historic Context

The subdivision of this part of San Jose, located across the Guadalupe River from downtown and west of the railroad tracks, occurred in the late nineteenth century as agricultural parcels were divided into smaller lots. The street known as The Alameda, one block south of this property, roughly follows a 200-year old thoroughfare running approximately three miles west and north of downtown San Jose, and the modern roadway alignment took shape around the same time as the early subdivisions. By the late nineteenth century, The Alameda also had a streetcar line that further encouraged residential and commercial growth. Some of the early subdivisions in this area were the Rhodes Tract, Lenzen Subdivision, Adelia Subdivision, and the Barstow Subdivision. Industrial properties developed particularly along the railroad tracks and Stockton Avenue, residences were built nearby, and commercial businesses opened on major streets like The Alameda. Residential development in this part of San Jose proceeded at a modest pace until the early twentieth century when construction accelerated and lots filled in with small and medium sized houses, prompting the annexation of the area into the City of San Jose in the 1920s. Some of the major employers in this immediate vicinity were the Southern Pacific Railroad, Fredericksburg Brewery, Muirson Label Company, or Richard Chase Company fruit cannery. The character of this part of San Jose remained a mixture of residential, commercial and industrial throughout the twentieth century.¹

This property at 850 Cinnabar Street was constructed ca. 1892 in the Morrison Tract, a subdivision of an earlier development called the Morrison Estates, laid out in 1876 by owner E.V. Thorne and the Hermann Brothers surveying firm. The Morrison Estates subdivision created 20 lots, most facing North Morrison Avenue between The Alameda and Cinnabar Street, with three lots on Stockton Avenue. In 1887, the Morrison Estates tract was further subdivided into the Morrison Tract by owner R.T. Pierce, creating several new lots within the subdivision. Shortly thereafter, Lot 14 at the southeast corner of North Morrison Avenue and Cinnabar Street was further subdivided into several smaller lots that faced Cinnabar Street. One of these is the current 850 Cinnabar Street.²

Following the construction of this house in the 1890s, it was mostly owner-occupied by individuals employed at nearby companies. The first known owner/occupant was Reinhold Bohr who lived in the house with his wife, Mary, beginning in 1892. Both were born in Germany and immigrated to the US in 1880. Mr. Bohr worked about a block away at the Fredericksburg Brewery as a laborer. At the time, this house had an address of 146 Cinnabar Street. The Bohrs lived here into the early 1900s and were followed by William D. Goold, his wife Anna, and their four children. Mr. Goold, a Missouri native, rented the house and also worked at the Fredericksburg Brewery as an engineer. By 1920, William H. Blake and his wife, Julia, had purchased the residence and lived in it with their daughter. Born in Illinois, Blake worked as a watchman at the Fredericksburg Brewery. The Blakes continued to live in this house until the early 1930s. Sometime during their occupancy, the address changed from 146 Cinnabar Street to the current 850 Cinnabar Street. After the Blake family, a succession of renters moved into the residence including R. A. Flaherty, W.A. Wagner, and Martin Degmetich. The latter lived in the house with his wife Angela and their children. Mr. Degmetich was born in Nebraska and worked as a cook. By the 1950s, Fanny V. Hall had purchased the house and lived in it alone. She was a cannery worker, presumably at the

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891, 1915, 1950); Santa Clara County Assessor's Records, Map Book A, page 12; USGS, Aerial Photograph San Jose (Washington, D.C. USGS 1948, 1960, 1968); Fairchild Aerial Surveys, Flight C-1456, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; City of San Jose Department of City Planning, "The Alameda," April 1984; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886).

² Santa Clara County Assessor, Assessor Map 261-01, 2016; Santa Clara County Archives, Recorder Map Books Collection Index, August 19, 2010; J.G. McMillan, "Map of the City of San Jose and Vicinity," 1906; James A. Clayton, *Map of the City of San Jose* (San Francisco: Britton & Rey, 1886); Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1932, 1950, 1958, 1962), Sheet 150; Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940), 83.

Richmond Chase Company Cannery about a block away at the corner of Cinnabar Street and Stockton Avenue. Hall lived in the house until the 1960s. Subsequent tenants in the 1970s were Harold Estudillo and Joseph La Vier.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 850 Cinnabar Street does not appear to have important associations with significant events in local, state, or national history. This residence was built ca. 1892, during the initial era of residential development in this part of San Jose. This house was one of many constructed at this time as this area became subdivided and people began moving into its neighborhoods, often to be near their place of employment. Although generally associated with the residential development of San Jose neighborhoods outside of the city center in the late nineteenth century, this building – one among many that share such associations – does not significantly represent this theme.

This property also does not share significant associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals who developed, owned or occupied this property, including Reinhold and Mary Bohr, William and Anna Goold, William and Julie Blake, Fanny V. Hall, or any other individuals made demonstrably important contributions to history at the local, state, or national level during their period of association with the building.

Under NRHP Criterion C or CRHR Criterion 3, the building at 850 Cinnabar Street is not eligible because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The residence is a typical example of the Folk Victorian style, which represents a smaller and less elaborate version of the more ostentatious Queen Anne style. Folk Victorian homes were broadly popular during the late nineteenth century as an affordable small house. Typical characteristics of the style include a medium or steep pitched gable or hipped roof, horizontal wood siding, decorative brackets, spindle work, finials, one-over-one windows, bay windows, bargeboard detailing, and large porches.⁴ The residence at 850 Cinnabar Street is a very modest example of this already modest style, and exhibits only a few of its characteristics in its gable roof and porch with wood balustrade, and scrollwork on the top of the support posts. As such, it lacks architectural distinction and also does not represent the important work of a master architect.

Under NRHP Criterion D/CRHR Criterion 4, this property is not a significant or likely source of important information about historic construction materials or technologies. In addition to lacking historical significance and not meeting the criteria for listing in the NRHP or CRHR criteria, the replacement of the siding and windows have diminished this property's integrity of design, workmanship, and materials.

³ US Census, Population Schedule, 1900, Santa Clara County, San Jose Township, Enumeration District 62, Sheet 24; US Census, Population Schedule, 1910, Santa Clara County, San Jose Township, Enumeration District 89, Sheet 52A; US Census, Population Schedule, 1920, Santa Clara County, San Jose Township, Enumeration District 148, Sheet 5A; US Census, Population Schedule, 1930, Santa Clara County, San Jose Township, Enumeration District 43-73, Sheet, 14A; US Census, Population Schedule, 1940, Santa Clara County, San Jose City, Enumeration District 43-65, Sheet, 4A; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco, CA: R.L. Polk & Co., 1892, 1893, 1896, 1900, 1910, 1920, 1930, 1939, 1941, 1947, 1954, 1956, 1962, 1965, 1971, 1979); Thomas Brothers, *Block Book of San Jose* (San Francisco: Thomas Brothers, 1924, ca. 1940), 81; Santa Clara County Assessor, Property Information for 850 Cinnabar Street, Accessed via CoreLogic RealQuest.

⁴ Barbara Rubin, "A Chronology of Architecture in Los Angeles," *Annals of The Association of American Geographers* 67, no. 4 (December 1977), 523-525; Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 308-316.

Photographs (continued):



Photograph 2: 850 Cinnabar Street, camera facing southwest, April 20, 2016.

State of California – The Resources Agency
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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # G-01

P1. Other Identifier: 707 and 725 Lenzen Avenue

*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 West Date 1961 (photorevised 1980) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 707 & 725 Lenzen Avenue city San Jose zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 261-04-005

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

The 0.33-acre parcel at 707 and 725 Lenzen Avenue contains three single-story buildings: a long, narrow, rectangular building along the east side of the lot (707 Lenzen); a rectangular building on the front of the lot (725 Lenzen); and a roughly square building at the rear of the lot (**Photograph 1**). The 707 Lenzen building is a corrugated metal building with a front gable roof. It has a metal personnel door and metal roll-up garage door on the façade. A short row of fixed pane windows are set just below the roofline. The building at the front of the parcel is number 725 Lenzen. It has a shed roof and stucco clad walls. Windows are vinyl vertical sliding sash and the main entrance is covered by a security screen door. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #)
Photograph 1. Showing 707 Lenzen on right and 725 Lenzen on left, camera facing northwest, March 26, 2014

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Ca. 1946; City Directories, Sanborn Maps, Aerial Photos

*P7. Owner and Address:

William & Beatrice Jauch

701 Lenzen Avenue

San Jose, CA 95126

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

Steven J. Melvin and Rebecca Flores

JRP Historical Consulting, LLC

2850 Spafford Street

Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: Le Deit Glass Company

B2. Common Name: SweepCo

B3. Original Use: commercial/industrial B4. Present Use: commercial

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) 707 Lenzen built ca. 1946; 725 Lenzen built ca. 1946; rear building 1955; addition to rear building, date unknown; new windows, ca. 2010.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 707 and 725 Lenzen Avenue, does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Maps, San Jose (1884-1961); San Jose City Directories (various years); San Jose Building Permits; USGS Quadrangles, San Jose (1898-1978); Santa Clara County County Assessor Record; Thomas Brother's Block Book of San Jose, Vol. 1 (ca. 1921-1942).

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: March 2014

(This space reserved for official comments.)



P3a. Description (continued):

At the rear of the parcel is a square building that was difficult to see from the public right-of-way. It has a flat roof and corrugated metal walls. On the west and south sides are top-hung sliding doors. A metal personnel door and horizontal sliding sash window are also on the south side. This building is connected to the 707 Lenzen building by a small addition.

B10. Significance (continued):

Historic Context

This property is located in the Lenzen Subdivision which was first subdivided in 1906 into 37 lots. The subdivision consisted of lots along Lenzen Avenue between The Alameda and Stockton Avenue. By 1915, residential development along both sides of Lenzen Avenue was almost complete, although the study parcel was still vacant at this time.¹ Residential and commercial development continued in this area and the Lenzen Subdivision was annexed into the City of San Jose in 1925. Commercial and industrial development along the Stockton Avenue corridor vicinity of 707 & 707 Lenzen Avenue began in the 1910s. By 1915, Western Granite Works and Union Oil Company of California were established on parcels in this area and were served by dedicated railroad spur lines. During this period, dwellings, as well as commercial and industrial buildings occupied parcels on the west side of Stockton Avenue. Between 1930 and 1960, commercial/industrial development along Stockton Avenue intensified. The buildings at the 707 & 725 Lenzen Avenue were constructed during this post World War II period of growth.²

The building at 707 Lenzen Avenue was built in 1946, and occupied by the Le Deit Glass Company. The company also occupied 701 Lenzen Avenue and the adjacent 465 Stockton Avenue.³ The Le Deit Glass Company's primary business was manufacturing mirrors. By 1960, the Le Deit Glass Company no longer occupied any of these buildings on Lenzen and Stockton avenues and John Hogan occupied the building at 707 Lenzen Avenue. Hogan manufactured stained glass and art glass on the property.

The 725 Lenzen Avenue building was first used by Fred Hayden, a roofer, as roofing material storage from 1946 into the early 1950s. In 1955, the corrugated metal building at the rear of the parcel was added used for sheet metal manufacturing by property owner, J. E. Farmer of J.E. Farmer Sheet Metal & Heating. Sometime after 1962 a small addition was built connecting the 707 Lenzen Avenue building with the building in the rear of the parcel. Guadalupe and Magdalena Carrillo purchased the property in 1985. La Rosa's Auto Repair operated on the parcel during the 1980s and 1990s. The current owners purchased the property in 2004 and operate a parking lot cleaning business.⁴

Evaluation

The property at 707 Avenue and 725 Lenzen Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This industrial/commercial property was developed after World War II during a period of widespread growth throughout San Jose and the region. The development of this property does not represent an important trend or event within the context of industrial/commercial growth, but rather is among numerous commercial and light-industrial buildings constructed in this area during this period. Likewise, the businesses that have occupied this property over time were small and common operations and also lack significance within the context of their respective fields.

¹ Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1915), 146; Clyde Arbuckle, *History of San Jose* (San Jose: Smith & McKay, 1985), 33, 84, 137, 457.

² Sanborn Map Company, *San Jose, California*, 1891, 1915, 1930, 1950, 1962; "San Jose-'Hub of the Golden Horseshoe' Looks Forward to Golden Days to Come" *Argonaut* 134, no. 4045 (May 20, 1955), 10.

³ The property at 701 Lenzen Avenue (APN 261-04-004) is addressed in JRP Historical Consulting, LLC "Technical Memorandum: Historical Resources Evaluation Report for SVRTC EIS/EIR Alternatives," March 2003, Map Reference Number 13-38.

⁴ Sanborn Map Company, *San Jose, California*, 1915, 1930, 1950, and 1962; R.L. Polk & Co., *Polk's San Jose City Directory* (San Francisco: R.L. Polk & Co., 1947, 1950, 1955, 1960, 1964, 1969, 1975, 1979); City of San Jose, Building Department, Building Permits, #530, #3108, #5885, and #9032.

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*Resource Name or # (Assigned by recorder) Map Reference # G-01

*Recorded by Steven J. Melvin and Rebecca Flores

*Date March 26, 2014 Continuation Update

Under NRHP Criterion B or CRHR Criterion 2, the property is not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development, ownership or use of this property, including such people as John Hogan, Fred Hayden, and J. E. Farmer, made important contributions to local, state or national history.

This property does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect (NRHP Criterion C or CRHR Criterion 3). The buildings on this parcel are all utilitarian in design and reflects a focus on function and economy over architectural style. These types of buildings in their design and materials were already very common for commercial/light industrial uses by the time 707-725 Lenzen Avenue was developed in 1946. As such, this property lacks architectural distinctiveness and does not meet this criterion.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, alterations such as the new windows and doors have diminished its integrity of materials, workmanship, design, setting, feeling and association.

State of California – The Resources Agency
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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) Map Reference # G-02

P1. Other Identifier: 475 Stockton Avenue

*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 West Date 1961 (photorevised 1980) T ____; R ____; ___ ¼ of Sec ____; M.D.B.M.

c. Address 475 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 261-04-039

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

The 0.39-acre parcel at 475 Stockton Street contains an L-shaped, 9,600 square-foot single-story building. It currently houses five different commercial businesses. The building is topped with a flat roof with low parapet and the walls are clad in stucco. Wood trim that mimics exposed framing extends from between the windows downward across the lower wall on the building's southeast side. Entrances to suites A-D are located on this southeast side. The main entrances of each suite contain varying door styles including double-leaf flush doors, flush glazed doors, and metal roll up doors. Fenestration throughout the building consists of metal frame fixed pane windows topped by metal frame and canvas awnings. Suite E is located at the rear in the perpendicular wing of the building. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #)
Photograph 1. Camera facing northwest, March 26, 2014

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1963, Santa Clara County Assessor

*P7. Owner and Address:
Albert M. & Susan L. Sabes
595 Millich Drive #101
Campbell, CA 95008

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: San Jose Golf Service and S & S Electric Company

B2. Common Name: _____

B3. Original Use: commercial building B4. Present Use: commercial building

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1963

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 475 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Maps, San Jose (1915-1966); San Jose City Directories (various years); USGS Quadrangles, San Jose (1898-1978); County Assessor Records. See also footnotes.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2014

(This space reserved for official comments.)



P3a. Description (continued):

This rear perpendicular wing also has stucco siding, but is otherwise unadorned, without the architectural elements (such as the vertical wood trim) of the adjoining wing. The main entrance of Suite E is covered by an aluminum-frame screen door, which is sheltered by a built-out stucco awning. Adjacent to the main entrance of Suite E is a segmented metal roll up garage door. Adjacent to the door is a small, plywood shed roof addition.

B10. Significance (continued):

Historic Context

This property is located in the Lenzen Subdivision which was first subdivided in 1906 into 37 lots. The subdivision consisted of lots along Lenzen Avenue between The Alameda and Stockton Avenue. By 1915, residential development along both sides of Lenzen Avenue was almost complete, although the study parcel was still vacant at this time. Residential and commercial development continued in this area and the Lenzen Subdivision was annexed into the City of San Jose in 1925. Commercial and industrial development along the Stockton Avenue corridor vicinity of 707 & 707 Lenzen Avenue began in the 1910s. By 1915, Western Granite Works and Union Oil Company of California were established on parcels in this area and were served by dedicated railroad spur lines. During this period, dwellings, as well as commercial and industrial buildings occupied parcels on the west side of Stockton Avenue. Between 1930 and 1960, commercial/industrial development along Stockton Avenue intensified.¹

This property at 475 Stockton Avenue was built in 1963 on Lot 27 of the Lenzen Subdivision. This parcel was previously occupied by two single-family dwellings. San Jose Golf Service and S & S Electric Company were the first tenants between 1965 and 1977. Subsequent tenants included Pacific Meat Company, Allstate Meat Company, Mitchell Cabinets, a paint and supplies store, and a florist shop.²

Evaluation

The property at 475 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). This commercial property was developed after World War II during a period of widespread growth throughout San Jose and the region. The development of this property does not represent an important trend or event within the context of commercial growth, but rather is among numerous similar commercial and light-industrial buildings constructed in this area during this period. Likewise, the businesses that have occupied this property over time were small and common operations and also lack significance within the context of their respective fields. Under NRHP Criterion B or CRHR Criterion 2, the property is not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development, ownership or use of this property made important contributions to local, state or national history.

This property does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect (NRHP Criterion C or CRHR Criterion 3). This building is a modest example of Modern style architecture. This style was very popular in commercial buildings in the 1950s and 1960s and is characterized by flat roofs; lack of decoration; simplicity in design use of glass, steel, and concrete; and rows of windows. The property at 475 Stockton Avenue exhibits some modest traits of this style, but is an unremarkable example that lack architectural distinction and, therefore, does not meet this criterion.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. While the property lacks historical significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it does appear to retain integrity to its date of construction.

¹ Sanborn Map Company, *San Jose, California*, 1891, 1915, 1930, 1950, 1962; "San Jose-'Hub of the Golden Horseshoe' Looks Forward to Golden Days to Come" *Argonaut* 134, no. 4045 (May 20, 1955), 10; Clyde Arbuckle, *History of San Jose* (San Jose: Smith & McKay, 1985), 33, 84, 137, 457.

² R.L. Polk & Co., *San Jose City and Suburban Directory* (San Francisco: R.L. Polk & Co., 1962, 1965, 1969, 1975, 1977, 1979, 1981).

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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # G-03

P1. Other Identifier: 645 Lenzen Avenue

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1961 (photorevised 1973) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 645 Lenzen Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-10-023

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

The building on this property is an approximately 200-square-foot vehicle garage located within a fenced area surrounded by an asphalt parking lot (**Photograph 1**). The building has a square plan and a flat roof with a low parapet on the west side. The walls are made of concrete block and metal roof flashing wraps around three of the four sides. On the east wall are two metal roll-up vehicle doors.

*P3b. Resource Attributes: (List attributes and codes) HP4—Ancillary building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1.** Camera facing northwest, November 19, 2013

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
Ca. 1954 (Sanborn Map Company)

*P7. Owner and Address:
Pacific Gas and Electric Company
77 Beale Street
San Francisco, California 94105

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: PG&E Service Garage

B2. Common Name: PG&E Service Garage

B3. Original Use: vehicle maintenance B4. Present Use: vehicle maintenance

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed between 1951 and 1957

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

*B8. Related Features: _____

B9. Architect: _____ b. Builder: _____

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 645 Lenzen Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company (various years); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The Stockton Avenue area west of downtown San Jose developed slowly until the early decades of the twentieth century. Commercial and industrial development east of Stockton Avenue adjacent to the railroad in the vicinity of 645 Lenzen Avenue began in the 1910s. By 1915, Western Granite Works and Union Oil Company of California were established on parcels in this area and were served by dedicated railroad spur lines. During this period, dwellings, as well as commercial and industrial buildings occupied parcels on the west side of Stockton Avenue. Between 1930 and 1960, commercial/industrial development along Stockton Avenue intensified.¹

In 1915, the parcel at 645 Lenzen Avenue contained a single-family residence, tank tower, barn and two ancillary buildings. About 1930, PG&E bought the property as well as property just south of Lenzen Avenue. PG&E developed the property as a regional service facility for storage, distribution of materials and supplies, and vehicle maintenance and repair. Similar facilities were also constructed in San Rafael, Santa Rosa, Sacramento, Woodland, Chico, Placerville, Auburn, Colusa, San Francisco, San Mateo, Redwood City, Hayward, Concord, Stockton, Oakdale, and San Jose. The facilities did not follow standard plans, however, all the facilities did follow broad guiding principles regarding layout, arrangement, and building types. A complete service facility included a central storage yard with supporting buildings such as a warehouse, equipment repair shops, vehicle repair shops, a vehicle garage, and an office.²

The service facility was complete in 1931 and generally followed the plan guidance. On this parcel at 645 Lenzen Avenue, PG&E built a large, wood frame, 100-vehicle storage garage. The garage remained until the 1950s when it was demolished and replaced by the current building which was used for greasing and washing vehicles. The main complex to the south underwent changes as well, the main warehouse building was replaced between 1982 and 1993, and all of the original storage and junk sheds were removed.³

Evaluation

The property at 645 Lenzen Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property was not associated with the early industrial and commercial development of Stockton Avenue or with the initial development of PG&E's service facility. Rather, this building was built after the development of this area as a commercial and industrial corridor and was built to replace an earlier PG&E building. Therefore, it is not important within either context and does not meet this criterion. Similarly, the property does not have important associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. The building at 645 Lenzen is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is of typical utilitarian construction of simple design and materials, and thus lacks architectural distinction.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. While the property lacks historical significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it does appear to retain integrity to its date of construction.

¹ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1891, 1915, 1950, 1962).

² Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; Sanborn Map Company, *San Jose, California*, 1915; *Pacific Service Magazine*, "Our Company Service Groups—Extensions of Recent Date," XVII (January 1933): 342-345.

³ *Pacific Service Magazine*, "Our Company Service Groups—Extensions of Recent Date," XVII (January 1933): 342-345; Fairchild Surveys, San Jose Historic Aerials, 1931; Sanborn Map Company, *San Jose, California*, 1915-1950; USGS, Aerial Photograph, San Jose 1948, 1960, 1968, and 1981 (California Room, San Jose Public Library); Google Earth, Historical Aerial Image, 1993.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # G-04

P1. Other Identifier: 478 Stockton Avenue

*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 West Date 1961 (photorevised 1973) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 478 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-10-002

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

This 0.58-acre property contains a 6,954-square-foot light-industrial/commercial building located in a mixed-use area west of downtown San Jose (**Photograph 1**). The long, rectangular-plan building has multiple elements: a single-story building fronting Stockton, gable-roof building, and another gable roof building. The front building has a flat roof with wide eaves, vertical groove wood panel siding, two entrances, and steel-sash casement windows. The two entrances on the façade consist of a double-door with sidelights and a single-door. On the façade and side are 16-light casement sets. Other windows include several fixed panes of varying sizes. Attached to the rear of this building is a low-pitch gable-roof building with corrugated metal siding and roofing. A large top-hung sliding door, metal personnel door, and window are located on the south side of this section of this element. Adjoining the rear of this building is a slightly wider, taller and much longer corrugated metal gable roof building with six top-hung sliding doors and several personnel doors and windows on the south wall. This section also includes three shed-roof awnings.

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building; HP3—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northeast, November 19, 2013**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1953, Santa Clara County Assessor Records

*P7. Owner and Address:
Raymond J. and Marilynn F. Bernal
3603 Warner Drive
San Jose, CA 95127-4430

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Chandra Miller
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: November 19, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Map Reference # G-04

B1. Historic Name: Acme Wrecking, Barrett Insurance Agency, Arnold & Herrero Welding

B2. Common Name: Extreme Kustoms Upholstery

B3. Original Use: auto wrecking/insurance office B4. Present Use: auto upholstery

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Front building and small gable roof building built in 1953; large gable roof building built in 1962.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 478 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

Historic Context

This property was developed 1953 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Maps (various years); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The property at 478 Stockton Avenue was developed in 1953 with construction of the front building, originally used as an office, and the corrugated metal building immediately behind as a warehouse. The earliest known occupants were Acme Wrecking Company and Barrett Insurance Agency, which were at this address in 1954. Anthony Barrett and Gerald Barrett owned both companies. These businesses moved out by 1955 and Arnold & Herrero Welding moved in. The large corrugated metal building at the rear was built in 1963 and more than doubled the square footage of the property. The property was then divided into at least twelve tenant spaces. Among the occupants through the 1960s and 1970s were Tiffany Printing Co., Columbia Insulation Co., Amabile Wholesale Poultry, Randazzo's Washer & Dryer Service, Coast Fabrication Co. and Western Gaslight Co. By 1975, several of the units were vacant. The building currently houses Extreme Kustoms Upholstery.³

Evaluation

The property at 478 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history (Under NRHP Criterion A or CRHR Criterion 1). The property is not associated with the pioneering industrial and commercial development of Stockton Avenue or the City of San Jose, which had begun in earnest in the nineteenth century. Rather, it was developed in 1953 several decades after the area had been established as a mixed-use neighborhood with industrial development. The property has housed a variety of industrial businesses throughout its history.

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ R.L. Polk & Co., *Polk's San Jose City and Suburban Directory* (San Francisco, CA: R.L. Polk & Co., 1954, 1955, 1956, 1960, 1964, 1969, 1975); Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1950, 1958, 1962); USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1965, 1981); Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013.

Likewise, the businesses that have occupied this property over time were small and common operations and also lack significance within the context of their respective fields.

Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that the individuals associated with the development, ownership or use of this property, including Anthony Barrett and Gerald Barrett, made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 478 Stockton Avenue is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is of utilitarian construction and lacks identifying characteristics of a specific architectural style. Its common building techniques and materials such as wood-post framing, wood panel siding and corrugated metal are typical for this type of commercial/industrial building. As such, the building lacks architectural distinction and fails to meet this criterion. Furthermore, research did not reveal that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the large addition built on the rear of the original building in 1962 diminishes the integrity of the property.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # G-05

P1. Other Identifier: 530 Stockton Avenue

*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 West Date 1961 (photorevised 1973) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 530 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 259-10-004

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

The 2,733-square-foot, single-story commercial property at 530 Stockton Avenue is located west of downtown San Jose. The building has a roughly rectangular plan with a flat roof and a stucco-clad exterior with multiple, (**Photograph 1**). On the façade the wall extends up to form a parapet. Off-center on the façade is a tower element comprised of vertically aligned, rounded wall sections. At the base of the tower is a recessed, multi-pane wood and glass door sheltered by a small, projecting roof. Fenestration consists of a multi-light casement corner window; multiple nine-light, metal casement windows; modern vinyl two part sliding glass with faux muntins; and a modern vinyl two part sliding glass window without faux muntins. A second side entrance has a wood screen door is in front of a solid wood door. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southeast, December 4, 2013**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1940 (Santa Clara County Assessor, Sanborn Maps)

*P7. Owner and Address:
Scott and Paulette Tabler
530 Stockton Avenue
San Jose, CA 95126

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 4, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Map Reference # G-05

B1. Historic Name: Cat and Dog Hospital and Boarding Kennels

B2. Common Name: Aragon Commercial Landscaping

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: Art Deco

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1940; addition built ca. 1962; modern windows added at unknown date.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 530 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial or industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company 1962 (various years); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



P3a. Description (continued):

The rear addition of the building has is made of a combination of concrete blocks and wood framing clad in plywood with boards over the joints. The roof has a low sloping side gable, wide, open eaves and a composition paper roof. Two metal frame awning windows with simple wood surrounds are located on the north side (**Photograph 3**).

Behind this building is a portable building and several small buildings and structures are located along the northern parcel boundary. These are a storage building with three cargo contains at center and wood shed roofs on both the east and west side; a wood frame shelter with corrugated metal siding; a wood frame shed roof enclosed on one-side by a chain link gate; a larger wood frame, vehicle storage shelter with composition shingle roofing; and a prefabricated shed with horizontal wood siding and a front gabled roof clad in composition shingles (**Photograph 4**).

B10. Significance (continued):

Historic Context

This property was developed in 1940 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The property at 530 Stockton Avenue was constructed in 1940 as the Cat and Dog Hospital and Boarding Kennels owned by Dr. George E. Martin. Dr. Martin retained ownership of the building through at least 1954. From the mid-1950s through 1975, the business was known as the "San Jose Animal Hospital." During this period, in 1962, a large addition was built on

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

the rear of the building. In 2007, Bode Trust sold the property to the current owners, Scott and Paulette Tabler. Aragon Commercial Landscaping and Skyline Tree Surgeons share the building as of 2013.³

Evaluation

The property at 530 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property is not associated with the pioneering industrial and commercial development of Stockton Avenue or the City of San Jose, which had begun in earnest in the nineteenth century. Rather, it was developed in 1940 several decades after the area had been established as a mixed-use neighborhood with industrial development. Likewise, the pet hospital that occupied this property for the majority of its history did not make significant contributions to the veterinary field and, therefore, the building also lacks significance within this context. Similarly, the property is not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal Dr. Martin or any of the owners or occupants have made historically significant contributions to history.

The building at 530 Stockton Avenue is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This building is built in the Art Deco style, a style that became popular in the 1930s and is defined by its smooth stucco wall surface; smooth-faced stone and metal; flat roof; casement/corner windows; pilasters; geometric designs including zigzags and chevrons and other decorative elements; towers and other vertical projections presenting a vertical emphasis.⁴ The building at 530 Stockton Avenue is a modest and unremarkable example of the style that has a few Art Deco traits such as a stucco exterior, flat roof and corner windows. Furthermore, research did not reveal that the building was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the addition on the rear and installation of new windows has diminished this property's integrity of materials, workmanship, and design.

³ Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1915, 1950, 1962), 131; San Jose Building Permits, "530 Stockton Avenue," Permit No. 9092, May 20, 1940; Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; R.L. Polk, *San Jose City Directory*, (R.L. Polk Company; 1941, 1947, 1954, 1960, 1964, 1969, 1975), 625, 801, 247, 360, 449, 584, 485; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968, 1981); Google Earth, historic aerials.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 465.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # G-06

P1. Other Identifier: 534-536 Stockton Avenue

*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 West Date 1961 (photorevised 1973) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 534-536 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-10-016

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

This 34,010-square-foot commercial property consists of five interconnected elements, four of which were built in 1946 (**Photograph 1**). Fronting Stockton Avenue is a single-story, rectangular-plan element with a flat roof and a full-length monitor window and a low-sloping, front gable roof element. A parapet extends across the façade and wraps south side. This element has a steel frame and is clad in stucco. Projecting flat roofs extend over the entryways and are flanked by stucco clad pilasters. All of the doors are metal in both single and double groupings. At several places between pilasters it appears that doors were removed and filled in. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southeast, December 4, 2013.**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1946 (Santa Clara County Assessor)

*P7. Owner and Address:
Kosich Properties, LLC
12280 Sara-S Vale Road #204
Saratoga, CA 95070

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 4, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: A.J. Peters and Son Plumbing

B2. Common Name: _____

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: Art Deco; utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1946; addition, 1979

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 534-536 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial or industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company (various years); see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



P3a. Description (continued):

Behind this front element of the building are three interconnected elements, all single-story with rectangular-plans. They have concrete block and stucco walls. The eastern and western elements have flat roofs, while the center element has a low sloping shed roof. Entry into the easternmost building is through one large, top-hung sliding door on the north wall. The rear addition built in 1979 has front gable roof with a long, low slope on one side and a steeper-pitch slope to the north. The roof and walls are clad in raised seam metal sheets. There are multiple, large metal roll-up doors along both the south and east walls.

B10. Significance (continued):

Historic Context

This property was developed 1946 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

This property at 534 Stockton Avenue was first developed in 1946 and initially occupied by A.J. Peters and Son Plumbing. A.J. Peters and Son Plumbing performed mechanical contractor plumbing, heating, utilities, and industrial piping services. At the time, the property included the parcel to the north which contained two storage buildings, a large pipe yard and truck parking area. A.J. Peters and Son continued to operate from this address until the mid-1970s when the property was sold to

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

McClintock Metal Fabricators, Inc., who likely built the 1979 addition. In 2008, the property was sold to its current owner, Kosich Properties, LLC, a real estate and property management company.³

Evaluation

The property at 534-536 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property is not associated with the early industrial and commercial development of Stockton Avenue which had begun in earnest in the nineteenth century. Rather, it was part of the general post-war expansion of the area and is not important within this context. Additionally, neither A.J. Peters and Son Plumbing nor McClintock Metal Fabricators were demonstrably important business ventures. The property is also not important for associations with persons who made important contributions to history (NRHP Criterion B or CRHR Criterion 2). Research did not reveal that any of the owners or occupants have made historically significant contributions to history.

The building at 534-536 is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. This building is very utilitarian in nature with some modest Art Deco style details. Art Deco became popular in the 1930s and is defined by its smooth stucco wall surface; smooth-faced stone and metal; flat roof; casement/corner windows; pilasters; geometric designs including zigzags and chevrons and other decorative elements; towers and other vertical projections presenting a vertical emphasis.⁴ The building at 534-536 is a modest and unremarkable example of the style that has a few Art Deco traits such as a stucco exterior, pilasters and the projecting roofs over the entries. Furthermore, research did not reveal that the complex was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the addition at the rear has diminished this property's integrity of materials, workmanship, and design.

³ Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; R.L. Polk, *San Jose City Directory*, (R.L. Polk Company; 1941, 1947, 1954, 1960, 1964, 1969, 1975): 625, 801, 247, 360, 449, 584, 485; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1915, 1950, 1962); USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968, 1981); Google Earth, historic aerials.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 465.

P1. Other Identifier: 580 Stockton Avenue; Thermotite Construction Building; Assessor Parcel Number: 259-10-021

***P3a. Description:**

The property at 580 Stockton Avenue is the site of Security 1st Self Storage, a multi-building storage facility constructed in 1999. Included on the property and bordering Stockton Avenue, is the former Thermotite Construction sales and office building constructed in 1925. In March 2000, Archaeological Resource Management prepared a report entitled “Historical Evaluation of the Thermotite Construction Building at 580 Stockton Avenue in the City of San Jose” that recorded and evaluated the building. A copy of this study is attached.

***P3b. Resource Attributes:** (List attributes and codes) HP8—Industrial building

***P7. Owner and Address:** Kosich Properties, LLC, 586 Stockton Avenue, San Jose, CA, 95126

***P11. Report Citation:** (Cite survey report and other sources, or enter “none.”) JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 2016.

***B10: Significance:**

The building evaluated on this form is the former Thermotite Construction sales and office building, the history of which is provided in the attached previous study. The previous survey fully evaluated the Thermotite Construction sales and office building and concluded that the building does not appear to meet to criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This conclusion is still valid and this Update form was prepared to update the previous survey and clarify its historic status. The Thermotite Construction building is listed in the San Jose Historical Resources Inventory as a Structure of Merit (SM). Properties listed as SM have local historical importance, but are only considered historically significant if they have been evaluated and found to meet the criteria for listing in the NRHP or the CRHR.¹

The former Thermotite Construction sales and office building does not appear to meet the criteria for listing in the NRHP or the CRHR because it does not retain integrity to its potential period of significance, 1925 to mid-1930s, the period in which the Thermotite Construction Company operated at the location. Although the building potentially meets NRHP Criterion A and CRHR Criterion 1, for association with the development of the local building material industry as the sales and office building of the Thermotite Construction Company (manufacturer an early interlocking concrete block construction material) and NRHP Criterion C and CRHR Criterion 3, as an example of Spanish Colonial Revival style designed to utilize the Thermotite concrete block product, the historic integrity of materials, workmanship and design of the building has been diminished by several additions and the installation of modern windows and doors and re-stuccoing of the exterior. The integrity of setting, feeling, and association has also been compromised by the removal of the company’s large manufacturing building, which was located to the rear of the sales and office building and demolished to make way for the present massive facility in 1999. The remaining office building is not associated with any important historical persons (NRHP Criterion B and CRHR 2) nor is it likely to, yield important information for history (NRHP Criterion D and CRHR 4). This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA.

***B14. Evaluator:** Steven J. Melvin, JRP Historical Consulting, LLC

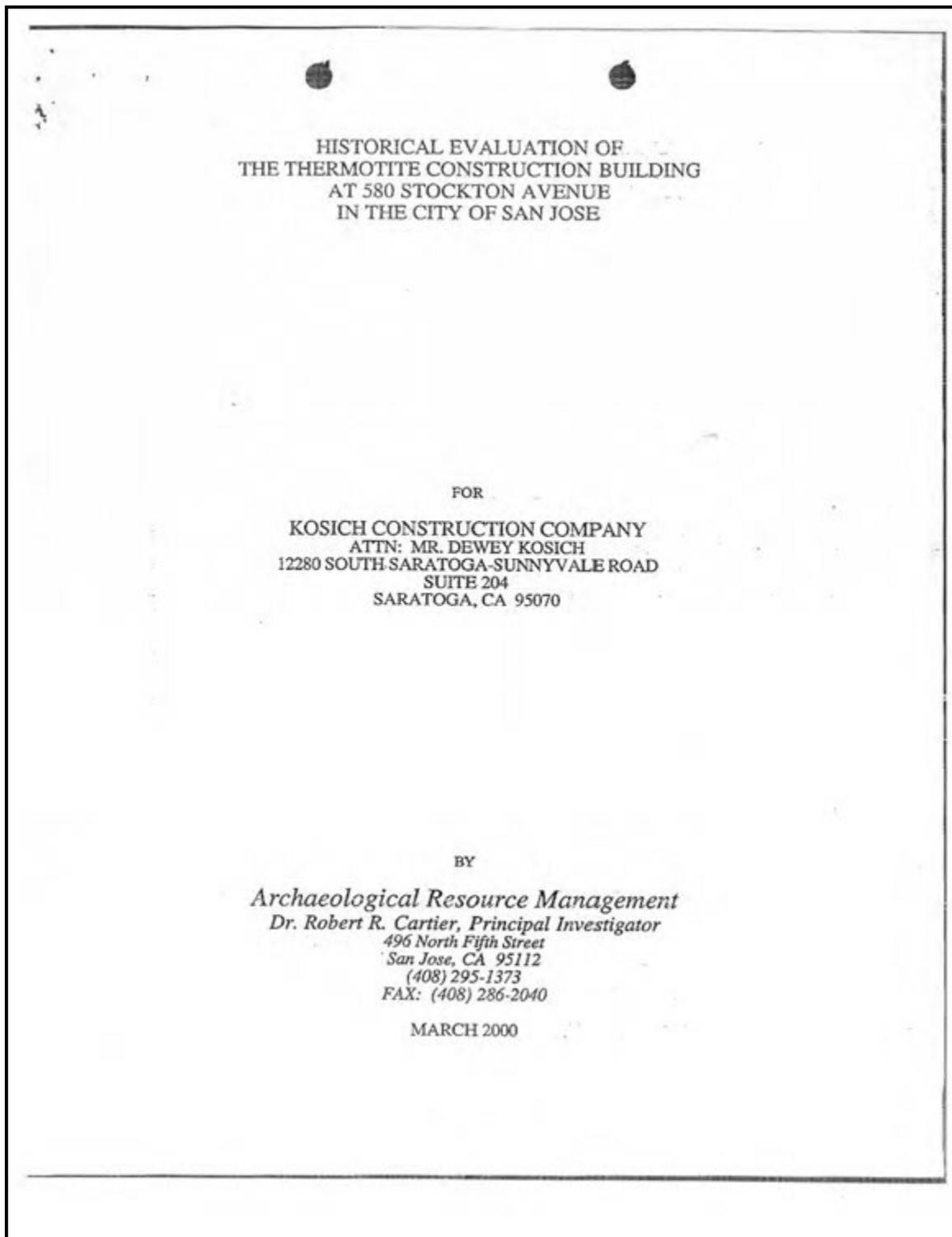
***Date of Evaluation:** March 2014

¹ City of San Jose Historic Preservation Ordinance, San Jose Municipal Code, Chapter 13.48, and HRI Pyramid regarding historic status at http://www.sanjoseca.gov/planning/Historic/pdf/HRI_Pyramid.pdf. Structure of Merit status also confirmed by telephone consultation with City of San Jose Historic Preservation office, October 27, 2006.



Photograph 1. 580 Stockton Avenue showing the 1925 building in center of photo, camera facing southeast, March 26, 2014.

Previous Historic Resources Inventory:



ABSTRACT AND INTRODUCTION

This historical evaluation was carried out to assess the significance, potential impacts, and possible mitigation measures for the structure at 580 Stockton Avenue in the City of San Jose. This structure, historically known as the Thermotite Construction building, is located on the northeast side of Stockton Avenue between West Taylor Street and Lenzen Avenue (parcel APN 259-10-21). The structure was initially documented by Ward Hill (1997) as part of an earlier proposed project for this property. The building is currently listed as a Structure of Merit on the City of San Jose Historic Resources Inventory. This updated report has resulted in an assessment of the structure's point value according to the City of San Jose's Historic Evaluation Criteria (see Appendix A). Upon evaluation, the structure received a point total of 39.0, maintaining its status as a Structure of Merit (SM). The archival research, photography, and report preparation were carried out in 2000 by Robert Cartier, Victoria Bobo, and Riordan Goodwin. This evaluation report includes a discussion of California Register criteria and the criteria of the National Register of Historic Places. As a result of recent additions and renovations to the building, the integrity of this historical resource has been substantially compromised. In addition, its supporting structure (a Thermotite Construction sign) has been demolished. Thus, although it is a low-scoring Structure of Merit for the City of San Jose, the Thermotite Construction building does not appear to be potentially eligible for inclusion in the California Register of Historic Resources or the National Register of Historic Places.

The proposed project at 580 Stockton Avenue involves the demolition of the rear portion of the extant Thermotite Construction building and subsequent construction of an office building on the property that would serve as a telecommunications switching center. Two other structures formerly on the property (i.e., metal warehouses dating from the 1960s) have already been demolished along with a business sign for Thermotite Construction. In addition, the property did contain a turn-of-the-century residence, barn, water tower, and another unidentified outbuilding until the construction of the Thermotite Construction building in 1925; these turn-of-the-century buildings are no longer standing on the property.

As a result of impacts from the proposed development at 580 Stockton Avenue, it is recommended that the front facade of Thermotite Construction building be retained and incorporated into the proposed fence/wall around the property. The remainder of this building has been architecturally compromised, both externally and internally, and thus its demolition would be a mitigatable impact. In order to mitigate the impacts to the remaining historic integrity of the Thermotite Construction building, it is recommended that an historic plaque be created and placed at the front of the property. It is also recommended that HABS-level (Historic American Building Survey) photodocumentation of the Thermotite Construction building in its current and original setting be carried out prior to any demolition activities. Finally, due to previous turn-of-the-century buildings on the property, there is a potential that historic deposits may be encountered during earthmoving activities into native soils for the proposed project. Therefore, it is recommended that a qualified archaeologist be retained to monitor demolition and subsurface construction activities for this project.

QUALIFICATIONS OF ARCHAEOLOGICAL RESOURCE MANAGEMENT

Archaeological Resource Management has been specifically engaged in cultural resource management projects in central California since 1977. The firm is owned and supervised by Dr. Robert Cartier, the Principal Investigator. Dr. Cartier is certified by the Register of Professional Archaeologists (RPA) for conducting cultural resource investigations as well as other specialized work in archaeology.

The National Park Service has outlined the requirements for cultural resource professionals in 36 CFR Part 61. Thus, the following standards are based upon these National Park Service requirements with some modifications for local cultural resource specialists. As stated in the City of San Jose's Guidelines for Historic Reports, in order to qualify as a professional historian, the minimum professional qualifications in history are a graduate degree in history or a closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic professional institution, historic organization, agency, or museum.
2. Substantial research and publication in the field of history.
3. Registered professional historian with the California Committee for the Promotion of History (CCPH).

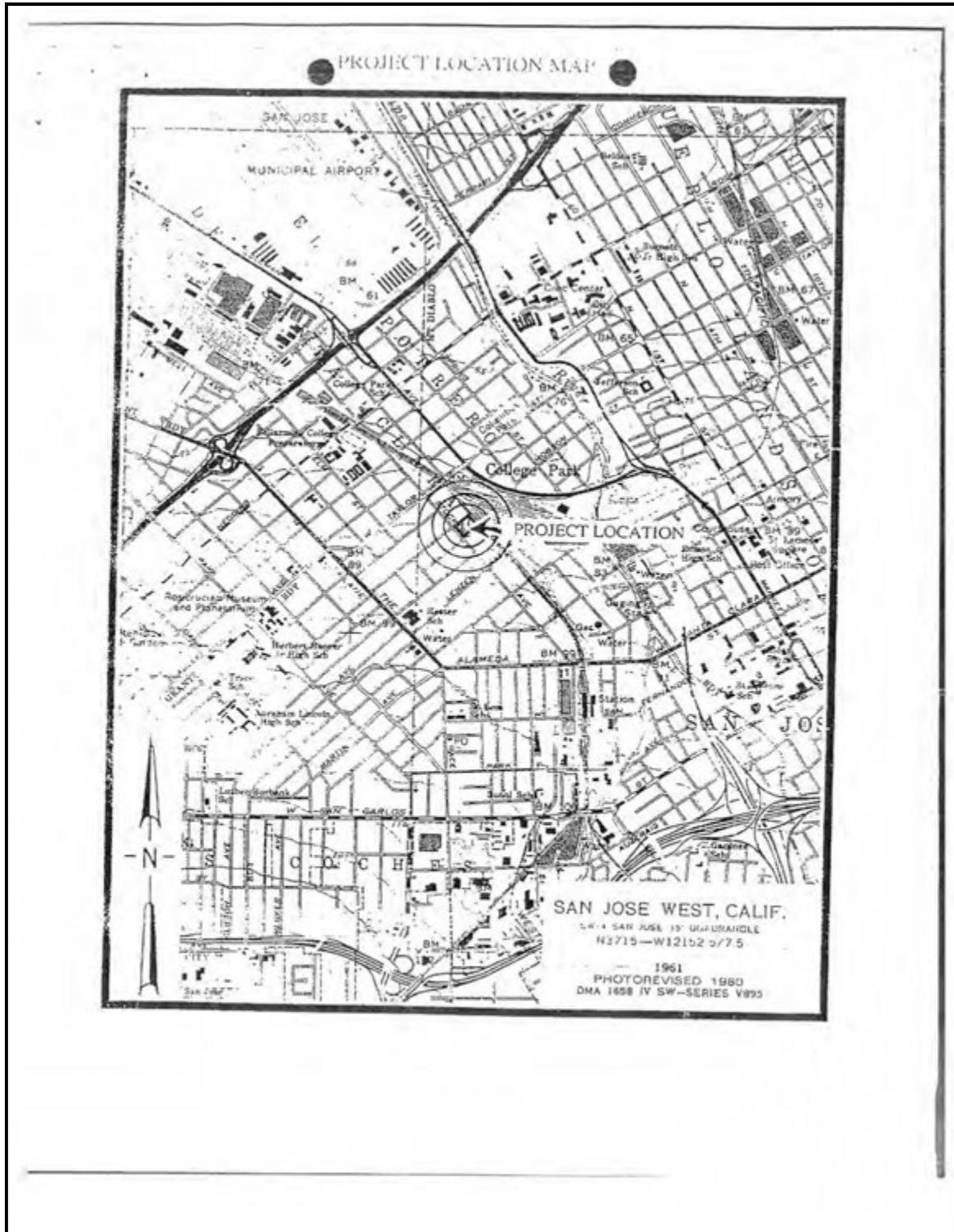
Dr. Cartier meets the professional qualifications in history, as he holds both a Bachelor's degree, a Master's degree, and a Ph.D. in anthropology, a field closely related to history. He joined the CCPH in 1986 and has 21 years of full-time experience in research, writing, and interpretation of cultural resources. Dr. Cartier has authored and co-authored several notable historical publications for the central California area, including: *The Saint Patrick's Seminary Historic Trash Site* (1997); *Villa Torino: Historic Archaeology Phase I Excavations* (1994); *Evaluation of Cultural Resources and Determination for National Register Eligibility for the Buena Vista Adobe Project* (1994); *The Old Stone Building: Its History and Archaeology* (1986); and *The Archaeological Investigations at CA-MNT-1243H: The Estrada Adobe in Monterey, California* (1985). Each of these published works involved extensive research and evaluation of historical cultural resources. He was originally trained in historic research and historic archaeology by Professor Frank Hole of Rice University in the 1970s and published the monograph *Part I, History of the McCormick League and Areas Adjoining the San Jacinto Battleground* (1972).

Dr. Cartier has also carried out historic structure photodocumentation for many projects in the Bay area. These projects have included both medium and large format photography in accordance with guidelines outlined by local agencies and/or following the photographic standards of the Historic American Buildings Survey (HABS). He has taught field methods in archaeology at De Anza College since 1975, with several studies of local historic structures and deposits.

METHODOLOGY

The methods employed to complete this study consisted of field survey, photography, and archival research. A sketch map was made of the property and notes regarding the structure's construction, orientation, integrity, repair, and architectural style. Initial basic photodocumentation was conducted, and patent, advertising, and historical background information were compiled. One-twenty millimeter color and black and white photographs of the Thermotite Construction building were taken by the Principal Investigator in February, 2000, and these photos have been submitted with this report.

Extensive archival research was conducted to place the Thermotite Construction building in its historical context and to assess its status as an historical structure. County, City, State, and National registers were consulted to determine the status of the Thermotite Construction building in regard to historical listings. A search also was made into local and state records to identify other historic resources in the vicinity of 580 Stockton Avenue. This research was then compared to the data recovered from field observation and previous



documentation of the property (Hill, 1997) in order to produce a final assessment and analysis.

PROJECT LOCATION

The project area is located at 580 Stockton Avenue in the City of San Jose, Santa Clara County, California. The cross streets bounding the block on which the structure is located are West Taylor Street and Lenzen Avenue. The Assessor's Parcel Number for this lot is 259-10-21, which is also described as "all of Lot 12, 13, and 14, as shown upon that certain map entitled 'Subdivision of the Pacific Land Investment Company's Property in the Polhemus Tract'" (Recorder's Office, 2000). The Guadalupe River flows in a northerly direction approximately 2500 feet east of the subject area (see Project Location Map). The Universal Transverse Mercator (UTM) centerpoint for the subject area is Zone 10, 5 96 500mE/41 32 850mN on the U.S.G.S., 7.5 minute, San Jose West Topographic Quadrangle Map.

PROPOSED PROJECT DESCRIPTION

The project proposed by Kosich Construction involves a new development on the 4.0 acre lot. The plans entail the construction of a two-story office building to serve as a telecommunications switching center. This telecommunications switching center will be approximately 200,000 square feet in size, and it will be built in two phases. The building will be used most likely by a company that performs colocation of servers for the internet and World Wide Web. Also proposed is a one-story building along the northwest boundary of the property. The Thermotite Construction building's front facade would be incorporated into the new development on the property.

PHYSICAL APPEARANCE

The current physical appearance of the proposed development site is fronted by the small Thermotite Construction building. Built in June 1925, the rectangular Thermotite Construction building is constructed of hollow concrete blocks, with a flat tar and gravel roof. Although now stuccoed, the structure originally had a painted exterior. The front facade is designed in a Spanish Colonial Revival style, featuring a stepped gable roof, entrance portico, and a round arch. This architecture was designed to utilize specific construction materials (concrete block) as a method of advertisement, showcasing products made by the Thermotite Construction Company. The building has been expanded/converted into an office and the exterior was stuccoed for what was planned to be a self-storage complex. These renovations and additions were carried out in 1999, and the interior renovations remain incomplete. The Thermotite Construction sign was also removed by the property owner in 1999.

HISTORICAL BACKGROUND

The first people to inhabit the San Francisco Bay Area were the Ohlone (or Costanoan) Indians. The Ohlone inhabited the San Francisco Bay regions from the Golden Gate south to Monterey. The Ohlone were gatherers and hunters who utilized only the native flora and fauna with the exception of one domesticated, the dog. Yet, the abundance and high quality of natural resources allowed them to settle in semi-sedentary villages. These villages were widely distributed throughout the Santa Clara Valley, especially along water courses such as the Guadalupe River, which runs within one-half mile of the proposed project area. The arrival of Europeans by the last quarter of the 18th century was the beginning of the end for the Native American period of history in the Bay Area.

The first Europeans to settle in the San Jose area were the Spanish, who established the *Pueblo de San Jose* in 1777 and Mission Santa Clara in 1779. The missions were largely self-sufficient, raising their own crops and cattle with Native American labor. The lands containing the lot on which the Thermotite Construction building would later be built were just to the west of Pueblo de San Jose during the Spanish and Mexican Periods (1777-1845).

Stockton Avenue itself is not designated as an historic district or area within the City of San Jose. However, the nearby street of Schiele Avenue is considered to be of local significance. In the mid 1880s, Mr. Charles M. Schiele purchased approximately 300 acres of land in the former town of Willow Glen (now part of San Jose), including 15 acres on The Alameda (Loomis 1982: 77). This land acquisition cost Schiele a figure of \$75,000.00. His property fronted on both Stockton Avenue and The Alameda, and each of these roads was at that time serviced by streetcars. Schiele "cut a street through the center which since has carried Schiele Avenue 'Signposts'" (Loomis 1982: 78).

Attempts were made to trace the original owner of the property at 580 Stockton Avenue. As mentioned above, the parcel on which the Thermotite Construction building is now located was west of the original Pueblo of San Jose during the Spanish and Mexican Periods. By 1876, the property was part of a large tract owned by C. B. Polhemus, a farmer born in New Jersey, who arrived in Santa Clara County in 1851. Polhemus owned land on both sides of Stockton Avenue, with holdings in 1876 totaling 270 acres (Thompson and West, 1876). In 1915, the land was part of the Pacific Land Investment Company Subdivision on the north side of Stockton Avenue. Sometime prior to that year, a house was built at the address of 390 Stockton Avenue (now 580 Stockton Avenue) on the northernmost lot of the four that currently comprise the project area. The original development at 390 Stockton Avenue included this residential structure, a water tower, barn, and a small, unidentified building (possibly a privy) (Sanborn Insurance Map, 1915). T. N. Lang is listed as the occupant of the house at 390 Stockton Avenue from 1915 through 1920, and John Furey resided there in 1922 and 1923. Subsequently, John E. Davies lived at 390 Stockton Avenue prior to the property being acquired by Floyd O. Bohnett in 1925 (City Directories).

Bohnett's development on the property was initiated in 1925 for the Thermotite Construction Company. The development consisted of the construction of the Thermotite Construction sales and office building, as well as a warehouse and curing building that was located to the rear of the sales/office building. The Thermotite Construction Company office/sales building, although added to and converted, is still standing; however the warehouse and curing building is no longer extant. The structures were constructed in June 1925 for a cost of \$2,500.00 (Hill, 1997).

Utilizing methods patented by Harry Clouser, the Thermotite Construction Company produced concrete block manufacturing molds and presses. Established in 1925 by Floyd O. Bohnett, the company later included Harry Clouser as a partner and vice-president, as well as Lewis Bohnett, brother of Floyd. The Santa Clara County rights to the Clouser concrete molding process were owned by the Bohnetts, and the first Thermotite Construction plant was located on Floyd Bohnett's ranch in Campbell. The location of the business moved to 580 Stockton Avenue in 1925, where the newly erected Thermotite Construction building, constructed using Clouser's concrete blocks, served to showcase the company's product (Hill, 1997).

Clouser's "concrete block system" (ibid.) consisted of units as well as molds that were used in order to make individual units. Clouser had applied for a patent for his work as early as 1920, and his patent was approved in 1926. "Clouser referred to his method for fabricating concrete blocks as the 'duplex interlocking building block' system," (ibid.).

The Clouser system included individual tongue and groove concrete units that were fit together vertically, forming a thin wall that was linked to another thin wall of tongue and groove concrete units by a horizontal metal connector at each tongue and groove junction. This concrete block system was designed to restrain horizontal and vertical movement. By the early 1920s, there were approximately 200 structures that incorporated the use of Clouser's concrete block system of construction (ibid.), including the Thermotite Construction building at 390 Stockton Avenue (now 580 Stockton Avenue).

The founder of Thermotite Construction, Floyd Bohnett, and his brother, Lewis, were the sons of Joseph Bohnett, originally from Michigan, and Tamer Barker of California (Recorder's Office, 2000). In 1919, Floyd Oscar Bohnett (age 25) married Violet Rose Morgan (age 22) in San Jose. Ms. Morgan was the daughter of John F. Morgan, born in Illinois, and Rose Thomas of California. At the time of their marriage, Floyd Bohnett and Violet Morgan listed their occupations as orchardist and stenographer, respectively.

In 1910, Floyd's brother, Lewis Dan Bohnett, who was an attorney at law, married Iradelle Bevens, a teacher, in San Jose. At the time, they were 30 and 23 years of age, respectively. Ms. Bevens was the daughter of Edgar A. Bevens and Julia E. Trayner, both born in Michigan (Recorder's Office, 2000). Lewis Bohnett later became a member of the California Assembly and a well known lawyer in San Jose. He is also credited with drafting a bill to organize a water district, which came to be known as "The Jones Act," after State Senator Herbert C. Jones who promoted it. This act became state law in 1921, stipulating that in areas where citizens voted for a water district, reservoir construction costs were to be met by those who used the water (Payne 1987: 137). According to his death certificate, Lewis D. Bohnett died a widower in 1970, leaving behind him a son, Jack Bohnett (Recorder's Office, 2000).

Thermotite Construction closed its doors in the mid-1930s (Hill, 1997). Subsequently, the company became a part of the San Jose Concrete Pipe Company (circa 1935) that had been located next to Thermotite at 590 Stockton Avenue. The San Jose Pipe Company's offices on Stockton Avenue were closed circa 1955, and between 1971 and 1979 the Thermotite Construction building was used by the Buy & Sell Press. In November 1990, the property at 580 Stockton Avenue (formerly 390 Stockton Avenue) was purchased by Kosich Construction Company from McClintock Metal Fabricators, Inc. The property (parcels 259-10-016 and -017) were described as: "All of Lot 12, 13, and 14, as shown upon that certain map entitled 'Subdivision of the Pacific Land Investment Company's Property in the Polhemus Tract, San Jose, California'" (Recorder's Office, 2000).

HISTORIC EVALUATION

Previous Evaluation

In September of 1997, Ward Hill, an architectural historian from San Francisco, recorded and evaluated the Thermotite Construction building at 580 Stockton Avenue. At that time, the property also included a supporting structure to the Thermotite building (the original historic sign) and two metal warehouses (circa 1960s). The Thermotite Construction building was described as being constructed of "exterior concrete block walls covered with plaster" (Hill 1997). In addition, the building had a shed-roof addition at the rear. Hill's evaluation noted that, at that time, the property at 580 Stockton Avenue had an area of potential National Register eligibility, and this area included two items: the Thermotite Construction building itself and its free-standing sign as a supportive structure. The building was considered to be potentially eligible for the National Register due to its status as "a significant business in the local history of the buildings material industry" and due to "its association with Harry Clouser, an inventor of historic significance in the local building materials industry" (ibid.). Hill also noted that "as a Spanish Colonial Revival style

office/retail building dating from the 1920s, 580 Stockton Avenue also retains a high level of historic integrity.

San Jose Historic Resources Inventory Criteria

The goal of the archival research was to gather data on the structure located at 580 Stockton Avenue and to evaluate its historical and architectural merit according to provisions of the City of San Jose's Historic Preservation Ordinance. The Ordinance defines structures of historical value based on any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state, or national history, heritage, or culture in a distinctive, significant, or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist, or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant, or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture, or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural aesthetic, or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The structure at 580 Stockton Avenue is presently listed in the San Jose Historical Resources Inventory as a Structure of Merit (SM). The nearest known and historical resources in the project vicinity are: 120 Stockton Avenue (Smith Manufacturing), 138 Stockton Avenue (Western Elevator Manufacturing), 415 Stockton Avenue (a false-front commercial building), 417 Stockton Avenue (an Italianate/Gothic residence), 435 Stockton Avenue (Murison Label and Carton Company), 530 Stockton Avenue (Gandolf Industries, and 630 Stockton Avenue (San Jose Frosted Foods). None of these resources face impact by the proposed project.

No significant events are known to be associated with the property; however, the Thermotite Construction building is connected with persons of secondary local importance. The company was founded in 1925 to produce concrete block manufacturing molds and presses that became patented by Harry Clouser in 1926. In addition, one of Thermotite's early partners and vice-presidents was Mr. Lewis Bohnett, brother of the company's founder, and a person who later achieved local prominence as a San Jose lawyer and California Assemblyman.

The structure at 580 Stockton Avenue has been determined to represent a local historic resource. Based on a historic evaluation point tally of 39.0 in the City of San Jose's Historic Evaluation Criteria Tally Sheet (see Appendix A), the building is currently a low-scoring Structure of Merit (SM).

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 580 Stockton Avenue currently retains limited integrity. The original structure is intact, in good condition, and in its original location; however, recent additions and renovations to the structure have diminished the integrity of the structure. These changes to the structure include installation of modern doors and windows, renovation and reorganization of the interior, and recent stuccoing of the exterior of the building. The front facade of the building retains the most integrity, although the front of the structure has been compromised by the addition of new windows that involved knocking out portions of the original wall during installation. In addition, the supportive historic Thermotite Construction sign has been demolished. The setting of the structure has also been compromised by increasingly more modern development in the area. Thus, due to the structure's connection with persons of only secondary local significance, and the highest integrity of the building being connected with its front facade, the Thermotite Construction Building does not appear to be potentially eligible for inclusion in the CRHR.

National Register Eligibility

The National Historic Preservation Act (NHPA) of 1966, as amended, requires Federal agencies with jurisdiction over any proposed undertaking to take into account the effect of the undertaking on historic properties. Historic properties are defined as property that is included or eligible for inclusion in the National Register of Historic Places (NRHP). The National Register of Historic Places (NRHP) was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is

present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the four following criteria:

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

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The term integrity is used to describe the level of preservation or quality of information contained within an archaeological site. An archaeological site with good integrity has relatively intact and complete cultural deposits which have not been severely impacted by later cultural or natural activities. Integrity also consists of seven aspects which include location, design, setting, materials, workmanship, feeling, and association. The assessment of integrity is based upon the setting or context of each resource, its condition, and questions regarding research design.

The Thermotite Construction building exhibits fair to poor integrity. The structure is in good condition and in its original location; however, it has experienced several additions and modifications (especially in its interior) that have diminished its integrity. Modern windows and doors have been installed in the building, and the interior has been extensively modified, including a rearrangement of the original floor plan.

As previously noted, the Thermotite Construction building is connected with persons of only secondary local importance (i.e., Harry Clouser and Lewis Bohnett). Although the building is related to local history, the compromised integrity of the building in its current state has diminished its capacity to convey important information about local history. The condition of the building has been severely altered since the time of Hill's 1997 evaluation that had concluded the building was potentially eligible for the National Register. These alterations have included the removal of one element of the National Register eligibility zone Hill previously identified (i.e., the historic sign). Only the front facade of the Thermotite Construction building retains sufficient historic and architectural integrity to convey information about the building's history. Thus, the Thermotite Construction building does not appear to be potentially eligible for inclusion in the National Register of Historic Places.

IMPACTS

Impacts to the Structure's Status for the City of San Jose

The project alternatives should also be viewed according to how they might affect the potential eligibility of the Thermotite Construction building for the City of San Jose's Historic Inventory. As noted above, the proposed project would retain the front facade of the structure in its original location, thereby retaining the integrity of the structure's site location. Upon completion of the proposed project, the Thermotite Construction building

would only retain the front facade of the structure and would not continue to function as a "building." Thus, its structural removals rating would be lowered from "very good" to "good." However, the Thermotite Construction front facade would retain the structure's visual integrity from the street front, and it would continue to be the prominent structure on the lot. The Thermotite Construction building would retain its remaining historical, visual, and architectural integrity in its original location.

It is also important to examine impacts to the Thermotite Construction building's connection to a particular method of construction. This connection to Harry Clouser's patented concrete block construction technique would not change, as the front facade would preserve and continue to demonstrate this construction technique. In addition, the front facade of the building would retain its original "advertising" function of displaying Clouser's concrete block construction technique. This architecture as advertising theme would be further explained in the historic plaque to be installed by Kosich Construction at the front facade of the structure.

Thus, based upon the retention of the remaining significant historical and architectural aspects of the building by keeping the front facade and placing an explanatory historic plaque at the front facade, the Thermotite Construction structure would likely lose only 5.0 points according to the City of San Jose's Historic Evaluation Criteria. These five points would be the result of a change from a change in the structural removal rating (i.e., a change from "very good" to "good"). The Thermotite Construction building would thus have a revised rating of 34.0 points after the completion of the proposed project, and it would continue to be considered a Structure of Merit (SM) for the City of San Jose.

CONCLUSIONS AND MITIGATIONS

Summary

The structure at 580 Stockton Avenue is not currently listed in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Upon completion of the current evaluation, the structure received a point value of 39.0, maintaining its status as a Structure of Merit (SM) according to the Historic Evaluation Criteria outlined by the City of San Jose Planning Department.

Based on the foregoing research and evaluation, the Thermotite Construction building does not appear to qualify as potentially eligible for inclusion in both the CRHR and the NRHP. The building is in good condition and in its original location. Its setting and integrity have been severely compromised, however. The area surrounding the structure has become increasingly modern and altered compared to the period when the Thermotite Construction building was originally constructed. In addition, the building itself has experienced several recent additions and large-scale renovations (i.e., new windows and doors as well as a reorganized interior). The Thermotite Construction building does represent a locally developed construction method that was patented by Harry Clouser in 1926. It is also connected with a person of secondary local significance, Mr. Lewis Bohnett, a San Jose lawyer and California Assemblyman who was an early partner and vice-president in Thermotite Construction. Although the building is connected with local history, its ability to convey important historical information has been compromised. The recent additions and renovations to both the interior and exterior of the structure have substantially diminished the building's historical and architectural integrity. In addition, one element of the previously identified National Register eligibility zone on the property (Hill 1997) -- the historic Thermotite Construction sign -- no longer exists. Thus, the building has lost its supportive structure. Based upon the results from the recent evaluation, the Thermotite Construction building does not appear to retain sufficient historical or architectural integrity for potential eligibility for either the CRHR or the NRHP.

Mitigation Recommendations for the Proposed Project

The proposed project at 580 Stockton Avenue involves the demolition of the rear portion of the Thermotite Construction building and subsequent construction of a telecommunications switching center on the property. This switching center would incorporate a fence, or wall, around the entire property for security. Kosich Construction proposes to retain the front facade of the existing Thermotite Construction building and incorporate it into the security fence/wall for the proposed project. Two other structures formerly on the property (i.e., metal warehouses dating from the 1960s) have already been demolished. In addition, the property did contain a turn-of-the-century residence, barn, water tower, and another unidentified outbuilding until the construction of the Thermotite Construction building in 1925; these turn-of-the-century buildings are no longer standing on the property.

As a result of impacts from the proposed development at 580 Stockton Avenue, it is recommended that the front facade of Thermotite Construction building be retained, restored to its original condition, and incorporated into the proposed fence/wall around the property. The remainder of this building may be demolished, as the building's architectural and historical integrity have been compromised by recent additions and renovations. In order to mitigate the impacts to the remaining historic integrity of the Thermotite Construction building, it is recommended that an historic plaque be created and placed at the front of the property. It is also recommended that HABS-level (Historic American Building Survey) photodocumentation of the Thermotite Construction building in its current and original setting be carried out prior to any demolition activities. This HABS photodocumentation package should include photographs of Clouser's patented concrete block construction technique if possible.

It should also be remembered that the proposed development may incur possible impacts to subsurface cultural deposits on the property during demolition and construction activities. Sanborn Insurance Maps from circa 1915 show a residence, barn, water tower, and unidentified outbuilding on the property. None of these structures currently stands, but there is a potential for encountering historic subsurface deposits from 1915 and earlier on the subject property. Therefore, any development on the property should retain a qualified archaeologist in order to monitor earthmoving activities into native soils.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # G-08

P1. Other Identifier: 600 Stockton Avenue

*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 West Date 1961 (photorevised 1973) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 600 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

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

Assessor Parcel Number: 259-10-008

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

This 0.92-acre lot contains a tall, single-story, industrial building with an L-shaped plan and low-pitched gable roof. The building is clad entirely in raised ridge metal sheets. On the façade is a centrally located tall vehicular entrance with roll-up overhead door. At the corner is an office area with brick skirting, two personnel doors and a pair of four-light windows. Also on this corner is an external metal staircase to a personnel door. The north side of the building has a tall vehicular entrance with a roll-up overhead door. Additional horizontal sliding sash windows are on the second floor. A tall fence leading from the northwest corner of the building encloses a parking lot/work yard and the addition. At the rear of the north side is an addition also with a low-pitched gable roof, raised ridge metal siding and a tall vehicle entrance with overhead doors.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) Photograph 1, Camera facing southeast, March 26, 2014

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1967, Santa Clara County Assessor

*P7. Owner and Address:
Kosich Properties, LLC
12280 Sara-S Vale Road #204
Saratoga, CA 95070

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Alongi Brothers Garage and Body Shop

B2. Common Name: Maaco

B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1967, addition built between 1967 and 1980.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 600 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial or industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Map Company 1962; see footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Chandra Miller

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was developed 1967 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

Prior to the construction of the current buildings at 600 Stockton Avenue, several no longer extant buildings were located on the lot including a paint shop and office, sand blasting shop, and several storage buildings associated with an auto repair business. In the late 1960s these buildings were demolished and in 1967 the large one-story building presently on the parcel was built. The addition on the north side was added to the parcel sometime between 1967 and 1980. The Alongi Brothers Garage and Body Shop owned/occupied the site by 1969 until they sold the property to Kosich Properties, LLC sometime between 1993 and 2000; this company retains ownership as of 2013.³

Evaluation

The property at 600 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property is not associated with the early initial industrial and commercial development of this part of Stockton Avenue, but rather is associated with the general post-war expansion of San Jose and this area and is not important within this context. Similarly, neither the original building material retailer nor

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; R.L. Polk, *San Jose City Directory* (R.L. Polk Company; 1941, 1947, 1954, 1960, 1964, 1969, 1975); Sanborn Map Company, *San Jose, California*, 1915-1962; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968, and 1980); City of San Jose, Building Department, Permit No. 115704, January 22, 1993; Permit No. RH00-004, November 27, 2000.

subsequent auto body companies were demonstrably important business ventures. Under NRHP Criterion B or CRHR Criterion 2, the property is not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development, ownership or use of this property made demonstrably important contributions to history at the local, state, or national level.

The building at 600 Stockton Avenue is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is of common utilitarian construction and lacks identifying characteristics of a specific architectural style. The building utilizes building techniques and materials such as steel framing with metal siding, which is typical of modestly designed post-war commercial and industrial buildings. As such, the property is not architecturally significant. Furthermore, research did not reveal that the complex was designed by a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking architectural and historical significance and not meeting the criteria necessary for listing in either the NRHP or CRHR, the large addition constructed between 1967 and 1980 has diminished this property's integrity of materials, workmanship, and design.

P1. Other Identifier: 610 Stockton Avenue; San Jose Boiler Works; Assessor Parcel Number: 259-10-009

***P3a. Description:**

Attached is a copy of a previous recordation and evaluation for this property prepared in 2000 by JRP Historical Consulting Services for the Caltrain Electrification Project, San Francisco to Gilroy (MP 0.0 to 77.4). The previous study included an evaluation for this property which currently consists of a building that faces onto Stockton Avenue and has several additions on the rear. Since the previous recordation, a large building along the south line of the parcel has been demolished.

***P3b. Resource Attributes:** (List attributes and codes) HP8—Industrial building

***P7. Owner and Address:** 810 Holdings, LLC, Royal Coach Tours, 630 Stockton Avenue, San Jose, CA, 95126

***P11. Report Citation:** JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

***B10: Significance:**

The buildings evaluated on this form are related to the San Jose Boiler Works, the history of which is provided in the attached previous form. The previous survey fully evaluated the property at 610 Stockton Avenue and concluded that the building did not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). This conclusion is still valid.¹

The property at 610 Stockton Avenue in San Jose does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial or industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

***B14. Evaluator:** Steven J. Melvin, JRP Historical Consulting, LLC

***Date of Evaluation:** March 26, 2014

¹ California State Historic Preservation Office, "Historic Resources Inventory; Directory of Properties in the Historic Preservation Data File for Santa Clara County, 610 Stockton Avenue, San Jose, California," Northwest Information Center, December 4, 2007.

Photographs:



Photograph 1: San Jose Boiler Works, camera facing east, March 26, 2014.

Previous Historic Resources Inventory

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>6</u>
Other Listings Review Code _____	Reviewer _____	Date _____

P1. Other Identifier: 610 Stockton Avenue

*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 West Date 1960 photorevised 1981 T _____; R _____; _____ of Sec _____; _____ B.M.

c. Address 610 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 259-10-009

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

The property at 610 Stockton Avenue consists of two large buildings and a small storage shed that together house a boiler works business. The property consists of an older store front building that faces onto Stockton Avenue at the west end of the lot, a newer shop and building along the south side of the lot and a small shed behind the front building on the north boundary of the parcel. The one-story wood frame storefront building has a false front parapet at the west end of its gable roof that is covered with corrugated metal panels and has no eaves (Photograph 1). Stucco siding covers the exterior walls. Replacement anodized aluminum windows appear along the south side and the glass door at the main entrance is also anodized aluminum frame with side lights. A rear addition extends east from this building and consists of an open-sided shed with a composition shingle roof. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP8 (Industrial Building)

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

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



P5b. Description of Photo: (View, date, accession #) Photo #1, camera facing north, October 4, 2000

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1945; property records

*P7. Owner and Address:
Thomas J. Connolly, Jr.
2376 Arlene Drive
Santa Clara, Ca 95050

*P8. Recorded by: (Name, affiliation, address)
Christopher McMorris / Meta Bunse
JRP Historical Consulting Services
1490 Drew Ave. Suite 110
Davis, CA 95616

*P9. Date Recorded: October 4, 2000

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Inventory and Evaluation of Historic Resources, Caltrain Electrification Project, San Francisco to Gilroy (MP 0.0 to 77.4)

*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) _____
 DPR 523A (1/95)

*Required Information

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

Page 2 of 3

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) MP 46.67

B1. Historic Name: San Jose Boiler Works

B2. Common Name: San Jose Boiler Works

B3. Original Use: Boiler works B4. Present Use: Boiler works

*B5. Architectural Style: Utilitarian/industrial

*B6. Construction History: (Construction date, alteration, and date of alterations) Store front building built in 1945, alteration dates unknown; additional building date unknown

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 610 Stockton Avenue in San Jose does not appear to meet the criteria for listing in the National Register of Historic Places. Built in 1945, the property does not have important associations with any important historical event or trend (Criterion A) and is not known to be associated with any important historical person (Criterion B). This property has simply been the site of a small boiler manufacturing and repair business for about 70 years, but does not appear to be important within the history of local, state or regional industry. The property does not embody distinctive architectural or engineering characteristics (Criterion C) and has not, nor is it likely to, yield important information for history (Criterion D). Furthermore, this structure has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the (California Register) criteria outlined in Section 5024.1 of the California Public Resources Code. The buildings of this business do not appear to meet the significance criteria as outlined in these guidelines. (See Continuation Sheet.)

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

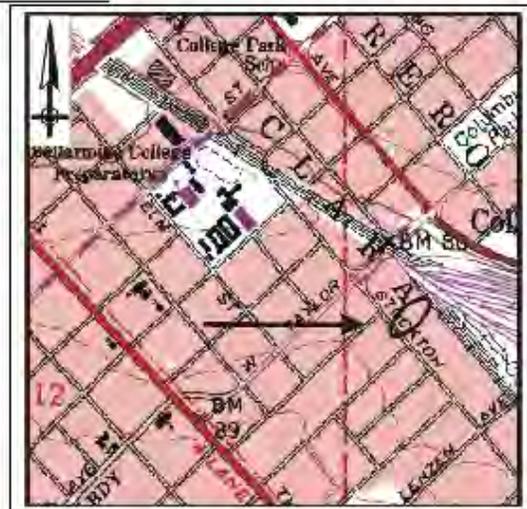
*B12. References:
 Sanborn Map Company, "San Jose, Calif.," 1915 and 1915 revised to 1950; San Jose City Directories, 1920s – 1970s.

B13. Remarks:

*B14. Evaluator: Meta Bunse

*Date of Evaluation: November 2001

(This space reserved for official comments.)



P3a. Description (continued):

A lean-to shed that appears to be attached to the building on the next parcel to the north is located east of the storefront building. This open-sided wood frame shed is clad in corrugated metal panels at the end walls and composition shingles on the roof, which is pierced by several skylights. The third building is a one-story wood frame shop and office building located on the south side of the parcel (**Photograph 2**). It's asymmetrical front gable roof suggests that it has been constructed in a series of additions. The walls are sheathed in plywood panels and the window openings (at the west end) are set with aluminum frame sliding sash. Four metal roll-up doors are located along the north side of the building.

B10. Significance (continued):

The San Jose Boiler Works first appears in city directories at this address in the early 1930s, although the company has been in business since 1922. According to county property records, the storefront building was constructed in 1945 and this information coincides with Sanborn maps revised to 1950 that show the simple one-story building with its rectangular plan at this location on the parcel at 610 Stockton Avenue. At that time the building had an earth floor, probably as a fire protection measure. Neither the lean-to shed nor the shop-office building appear on this map indicating that they were both built after 1950. None of the buildings of this group appear to be architecturally notable in any way and the oldest building has undergone several alterations including recently applied stucco and replacement doors and windows. None of these buildings appear to meet the significance criteria for listing in the National Register of Historic Places as outlined above in Section B10.



Photograph 2: 610 Stockton Avenue, camera facing east, October 4, 2000.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder) Map Reference # G-10

P1. Other Identifier: 630-644 Stockton Avenue

*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 West Date: 1960 (photorevised 1981) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 630-644 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 259-10-010 & 259-10-011

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

The building located at 630-644 Stockton Avenue consists of a 4,450 square-foot, two story office building constructed in 1948 and a 15,580 square-foot rear addition (**Photograph 1**). Fronting Stockton Avenue is the original portion of the building which is constructed of wood frame and reinforced concrete topped with a stepped flat roof. The walls are clad with stucco and flagstone veneer at the main entry. A boxed awning set at an angle shelters the entrance. A second entry is located on the north side and consists of double flush metal doors sheltered under a fabric awning. Fenestration consists of fixed multiple pane windows. The rear addition is stucco-clad and capped by a flat roof. Five truck bays on the north side have metal rollup doors while a fifth wash bay at the east end remains open. A metal frame glass door with side lights and three sets of tinted glass windows are located north side near the front of the building.

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1**, Camera facing southeast, March 26, 2014

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1948, County Assessor Records

*P7. Owner and Address:
Royal Coach Tours, Inc.
630 Stockton Avenue
San Jose, CA 95126

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Quick Freeze Plant & Cold Storage

B2. Common Name: Royal Coach Tours

B3. Original Use: industrial B4. Present Use: commercial

*B5. Architectural Style: International

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1948; demolition of rear of building, date unknown; rear addition and front awning constructed in 1996

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 630-644 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial or industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Sanborn Maps, 1915-1966; Santa Clara County Assessor Records; San Jose City Directories, various years; USGS, *San Jose West*, Quadrangle Maps; San Jose Aerial Photographs.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: March 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was developed 1948 on Stockton Avenue, a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The commercial building at 630-644 Stockton Avenue was constructed in 1948 as a quick freeze plant and cold storage facility. It was first occupied by a group of frozen food companies, which included Acme Meat Company, Arden Farms Ice Cream, San Jose Frosted Foods, and Elmer Costa Wholesale Meats. During the 1960s, an individual company, Arioto Fish and Frozen Foods, operated out of the building. Founded in 1917 by Italian immigrant Joseph Arioto, the company originally specialized in fresh fish. By the 1970s, when the company occupied 630 Stockton Avenue, Joseph's youngest son, Clement A. "Bud" Arioto ran the family business, which provided hotels, restaurants, hospitals, and schools wholesale frozen foods. Their products line ranged from a variety of meat and fish products to vegetables, fruits, and dairy products.³

In 1978, Royal Coach Tours purchased the property. Family owned and operated since 1960, Royal Coach Tours is now the largest motorcoach operator in the South Bay Area. The company operates tours to such destinations as San Francisco, Lake Tahoe, Las Vegas, and Napa's wine country. In 1997, Royal Coach removed several buildings from the property at 630-644

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ Sanborn Map Company, *San Jose, California*, 1915, 1950, 1962; US Census Bureau, Fifteenth Census of the United States, Population Schedule, Santa Clara County, San Jose City, Enumeration District 43-49, Sheet 7B, 1930; R.L. Polk, *San Jose City Directory*, (R.L. Polk Company; 1947, 1954, 1960, 1964, 1969, 1975).

to create a larger parking area for their fleet of buses, town cars, and limousines and constructed a 15,580 square foot bus maintenance and storage facility at the rear of the front building.⁴

Evaluation

The property at 630-644 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property was not part of the early initial industrial and commercial development of this part of Stockton Avenue, but rather is associated with the general post-war expansion of San Jose and this area and is not important within this context. Likewise, the businesses that have occupied this property over time were small and common operations and also lack significance within the context of their respective fields. Under NRHP Criterion B or CRHR Criterion 2, the property is not important for its associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development, ownership or use of this property made demonstrably important contributions to history at the local, state, or national level.

The building at 630-644 Stockton Avenue is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of International style architecture. The International Style was popular in the US during the 1950s and 1960s and was adapted to institutional, commercial and industrial buildings at this time. The commercial building type of the style is identified by reinforced concrete construction; flat roofs; lack of decoration; simple cubic forms; smooth, blank exterior walls; cantilevered projections; ribbon windows; use of brick and stone on the facade, and curtain walls of glass.⁵ While the building at 630-644 Stockton Avenue exhibits some of the characteristics, it is a modest example that lacks architectural distinction and is therefore not eligible under this criterion. Additionally, the architect of this building is unknown, but it does not appear to be the important work of a master architect.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the demolition of several buildings from the property has diminished its integrity.

⁴ Royal Coach Tours, "Welcome to Royal Coach Tours," Available at www.royal-coach.com/welcome.htm, Accessed on October 24, 2006; Real Estate Data Inc., Aerial Photograph, 1977, Earth Sciences & Map Library, University of California, Berkeley; Duryea/Carroll, "Site Development Permit Plans for Royal Coach Tours, Inc. 644 Stockton Avenue" (1997), Available online from San Jose Building Permits database.

⁵ Henry-Russell Hitchcock and Philip Johnson, *The International Style* (New York & London: W.W. Norton & Company, 1995), passim; Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (New York: Alta Mira Press, 2000), 126; Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2002), 469-473.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # G-11

P1. Other Identifier: 707 W. Hedding Street

*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 West Date 1961 (photorevised 1981) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address 707 W. Hedding Street City San Jose Zip 95110

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

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

Assessor Parcel Number: 230-41-004

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

The 3,365-square-foot commercial property at 707 West Hedding Street is located on a triangular parcel bounded by Hedding Street and Stockton Avenue (**Photograph 1**). This one-story utilitarian building has a rectangular plan and a low pitched side-gable roof. Both the roof and the exterior are clad in raised seam metal siding. A roll-up metal door is located on the south wall. Fenestration building consists of nine and six light awning-type metal windows and one over one metal frame windows. On the front there is a small shed roof addition with rough-cut vertical wood board siding and door. On the south side of the main building is a large shed roof addition. It has one wall of concrete block and the other three and roof clad in metal panels. The main entrance is a metal frame double door with full glass flanked by sidelights located underneath the clipped southwest corner. On the south side are metal frame fixed pane windows beneath canvas awnings (**Photograph 2**). (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing southwest, December 5, 2013**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1950, Santa Clara County Assessor

*P7. Owner and Address:
Rod and Laura Rodriguez
4968 Ruttner Court
San Jose, CA 95111

*P8. Recorded by: (Name, affiliation, address)
Joseph Freeman and Garret Root
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: December 5, 2013

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: College Park Paint Company
B2. Common Name: R. Brothers Painting and Waterproofing
B3. Original Use: commercial B4. Present Use: commercial

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1950; large shed roof addition on south side, 1963; small shed roof addition, date unknown; new windows and door on 1963 addition, date unknown

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 707 Hedding Street does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial or industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: Santa Clara County Assessor Record; San Jose City Directories (various years); Aerial photographs (various years); Sanborn Maps 1962; See footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Garret Root

*Date of Evaluation: December 2013

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was developed in 1950 on West Hedding Street, just off of Stockton Avenue in a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The building at 707 West Hedding Street was constructed in 1950 and the first occupant was College Park Paint Company owned by F.D. Fowler. Fowler built the large office addition on the south side of the original building in 1963. College Park Paint Company remained at this location until 2001 when Fowler sold the property to the current owners Rod and Laura Rodriguez who also operate a painting company called R. Brothers Painting and Waterproofing.³

Evaluation

The property at 707 Hedding Street does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property was not part of the early initial industrial and commercial development of this part of Stockton Avenue, but rather is associated with the general post-war expansion of San Jose and this area and is not important within this context. Likewise, the businesses that have occupied this property over time were small and common operations and also lack significance within the context of their respective fields. Under NRHP Criterion B or CRHR Criterion 2, the property is not important for its associations with persons who made important contributions to history. Research did not reveal that longtime owner F.D. Fowler or any other individual associated with the

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; R.L. Polk, *San Jose City Directory*, (R.L. Polk Company; 1954, 1960, 1964, 1969, 1972, 1975): 137, 193, 297, 334, 239; City of San Jose, Building Department, "Application for Building Permit," Permit No. 11955, October 13, 1950; Permit No. 41131, March 29, 1963.

development, ownership or use of this property made demonstrably important contributions to history at the local, state, or national level.

The building at 707 Hedding Street is not eligible under NRHP Criterion C or CRHR Criterion 3 because it does not possess distinctive characteristics of a type, period, or method of construction, nor is it the important work of a master architect. The building is of common utilitarian design and reflects a focus on function and economy over architectural style. The building utilized building techniques and materials such as concrete block walls and raised seam metal siding that were already ubiquitous by the time this building was built in 1950. As such, this property lacks architectural distinctiveness and does not meet this criterion.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied. In addition lacking lack historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the 1963 addition and installation of modern windows and doors on the addition have diminished the property's integrity of design, materials, workmanship, feeling and association.

Photographs (continued):



Photograph 2: Showing south side of 1963 addition, camera facing north, December 5, 2013.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Map Reference # G-12

P1. Other Identifier: 889 Stockton Avenue

*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 West Date 1961 (photorevised 1981) T ____; R ____; ____ ¼ of Sec ____; M.D.B.M.

c. Address 889 Stockton Avenue City San Jose Zip 95110

d. UTM: (give more than one for large and/or linear resources) Zone ____; ____ mE/ ____ mN

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

Assessor Parcel Number: 261-11-003

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

This triangular parcel situated between the railroad tracks, Stockton Avenue, and Hedding Street in San Jose contains a cement mixing structure and a materials storage structure (**Photograph 1**). The cement mixing element consists of a long conveyor belt leading to a tall, multi-element steel structure. The conveyor empties into a roughly square-shaped steel box mounted on steel supports. Next to this are two cylindrical towers, one encased in a metal enclosure. These have metal personnel doors and exterior metal ladders and catwalks. Near the tower is a smaller steel hopper element. At the end of the parcel is a four-bay material storage structure (**Photograph 2**). It is made of four-foot-high poured concrete side walls and eight-foot-high rear wall. Attached to the side walls are tapered steel wall extensions with a steel girder-type support element spanning the top of the structure. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP8—Industrial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Camera facing northwest, March 26, 2014**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1965, Polk's City Directory, Aerial photographs

*P7. Owner and Address:
Central Concrete Supply Company
755 Stockton Ave
San Jose, CA 95126

*P8. Recorded by: (Name, affiliation, address)
Steven J. Melvin and Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: March 26, 2014

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: Central Concrete Supply Company Ready Mix Plant

B2. Common Name: Central Concrete Supply Company Ready Mix Plant

B3. Original Use: industrial B4. Present Use: industrial

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed ca. 1965

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 889 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with commercial or industrial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The structures on the parcel do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is any the work of a master designer. In rare instances, buildings and structures themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the features on this property does not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

*B12. References: San Jose City Directories (various years); Aerial photographs (various years); Sanborn Maps (various years); City of San Jose building permits; See footnotes in B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Steven J. Melvin

*Date of Evaluation: April 2014

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

This property was developed circa 1965 on Stockton Avenue in a mixed-use area west of downtown San Jose near the former Southern Pacific Railroad line. Following completion of the Southern Pacific in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda, and the railroad attracted residential, industrial, and commercial development. Residents of the neighborhood were largely working-class families whose members worked on the railroad and at other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the Southern Pacific were related to fruit processing such as the Greco Cannery and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue / The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city.²

The Central Concrete Supply Company built these structures at 889 Stockton Avenue about 1965 as their cement mixing plant. The property has continued in this function under the same company ownership and remained largely unchanged to the present. At some point in time the company also began using property across Stockton Avenue for vehicle and material storage.³

Evaluation

The property at 889 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history (NRHP Criterion A or CRHR Criterion 1). The property was not part of the initial or formative period of industrial and commercial development of this part of Stockton Avenue, but rather is associated with the general post-war expansion of San Jose. The property is not significant within the context of industrial pursuits or commercial enterprises in this part of the city or Santa Clara County. Likewise, the cement/concrete business that has occupied this property since its establishment in the mid 1960s is typical of such batch processing plants that were commonplace during this period. This small-scale company plant lacks significance within the context of the cement/concrete processing industry.

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106.

³ Santa Clara County Assessor Record as reported to First American Real Estate Solutions online service, 2013; R.L. Polk, *San Jose City Directory*, (R.L. Polk Company; 1968, 1970, 1973, 1976, 1979); City of San Jose, Building Department, "Application for Building Permit," Permit No. 9660083, January 2, 1996; USGS, Aerial Photograph, San Jose (Washington: USGS, 1948, 1960, 1965, 1968, 1981); Sanborn Map Company, *San Jose, California* (New York: Sanborn Map Company, 1950).

Under NRHP Criterion B or CRHR Criterion 2, the property is not important for its associations with persons who made important contributions to history. Research did not reveal that any individual associated with the development, ownership or use of this property made demonstrably important contributions to history at the local, state, or national level.

The structures at 889 Stockton Avenue are not eligible under NRHP Criterion C or CRHR Criterion 3 because they do not possess distinctive characteristics of a type, period, or method of construction, nor are they important works of a master. The structures are of a basic, common utilitarian design focused on function over architectural style. The structures utilized building techniques and materials such as poured concrete and structural steel that were ubiquitous by the time these structures were built circa 1965. As such, this property lacks architectural distinctiveness and is not significant under this criterion.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The structure represents common construction techniques and practices that have been well-researched and widely documented. While this property lacks historical significance and does not meet the criteria necessary for listing in the NRHP or CRHR, it does appear to retain integrity to its date of construction.

Photographs (continued):



Photograph 2: Showing materials storage structure, camera facing northwest, March 26, 2014.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # G-13

P1. Other Identifier: 700 Harding Avenue, 546 Stockton Avenue

*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) T _____; R _____; ___ ¼ of Sec _____; M.D.B.M.

c. Address : 700 Harding Avenue, 546 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-05-034

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

This 1,617-square-foot, single-story office building and detached garage at 700 Harding Avenue/546 Stockton Avenue is located in a mixed-use neighborhood just west of downtown San Jose (**Photograph 1**). Originally designed in 1927 for residential use, the building now serves a commercial function. It features Spanish Eclectic design elements popular in residential construction in the 1920s. The irregularly massed building has a front-facing H-shaped plan consisting of a central side-gabled block with asymmetrical, steeply-pitched, front-gabled wings on either end. The south wing has an additional cross gable at its western end. (See Continuation Sheet.)

*P3b. **Resource Attributes:** (List attributes and codes) HP2—Single family residence; HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Facing south, January 16, 2015**

*P6. **Date Constructed/Age and Sources:**
 Historic Prehistoric Both
c. 1929 (City Directories)

*P7. **Owner and Address:**
Ray A. Williams
1584 Branham Lane #201
San Jose, CA 95118-2290

*P8. **Recorded by:** (Name, affiliation, address)
Steven Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. **Date Recorded:** January 16, 2015

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

DPR 523A (1/95)

*Required Information

B1. Historic Name: 549 Stockton Avenue

B2. Common Name: 700 Harding Avenue, 546 Stockton Avenue

B3. Original Use: residential B4. Present Use: commercial

*B5. Architectural Style: modified Spanish Eclectic

*B6. Construction History: (Construction date, alteration, and date of alterations) : This building was constructed circa 1929; roof replaced in 1995; some windows replaced, date unknown.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 700 Harding Avenue / 546 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential or commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The buildings are not important examples of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be principal sources of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

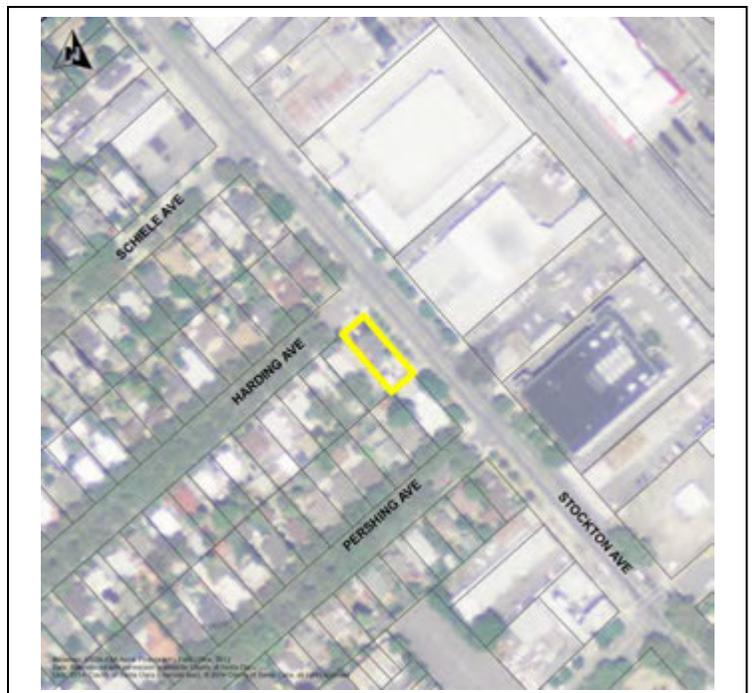
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Heather Norby

*Date of Evaluation: February 2015

(This space reserved for official comments.)



P3a. Description (continued):

The roof is sheathed with composite shingle and does not have overhanging eaves. The façade is defined by the asymmetrical gable ends with a central, partial-width covered concrete patio with a flat roof supported by round Doric-style columns. Many decorative elements adorn the building exterior including patterned stucco work, cut-out inlays over prominent windows, fabric awnings with metal brackets, and stacks of square indentations. Round vents are located just above decorative cut-out on the gable ends. Windows on the building are primarily vinyl replacements with false muntins, and some original multi-light windows on the central block of the building's façade flanking the main entry (**Photograph 2**). Poured concrete stairs lead to the sheltered main entry which consists of a half-glazed wood door with ornate brass hardware. Large ornate light fixtures mounted to the exterior wall flank the main entry. A detached garage constructed with vertical groove plywood is located south of the building (**Photograph 3**).

B10. Significance (continued):

Historic Context

The property at 700 Harding Avenue is located in the Alameda Park Subdivision on Stockton Avenue, in a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda, and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company who opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city. In 1969 a City Ordinance was passed that converted the use of the residences on the west side of Stockton Avenue between Pershing Avenue and Schiele Avenue into commercial properties.²

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106; City of San Jose, Department of Planning, Building and Code Enforcement to Ray Williams, July 31, 2003, RE: 549 Stockton Avenue – Assessor Parcel Number 261-05-034, File No. LNC03-022.

The building recorded on this form is one of the residences that was converted to commercial use after the City changed the zoning. Assessor records list the construction date of this building as 1927, but it does not appear in city directories until 1929. This property was initially used as an income property with a high occupancy turnover rate until 1942 when it was purchased by conductor Thomas P. Lyons and his wife Fern who lived at the residence until Fern's death in 1957. Between 1959 and 1963 the house was again used as a residential rental property until it was converted into commercial use. In 1964 the property is listed in the city directory as the "Roberts Building" and lists four offices. The name was changed to the "Hamilton Building" in 1970 and a fifth office had been added. By the mid-1980s the building was used as a Pentecostal church and is currently used as an auto sales office.³

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 700 Harding Avenue does not appear to have important associations with significant events in local, state, or national history. The residence was built in the late 1920s during a period of growth in this West San Jose neighborhood and in San Jose as a whole. The property appears to be typical of small residential development in the neighborhoods along Stockton Avenue and is not important within the context of general residential development.

The property is also not eligible under NRHP Criterion B or CRHR Criterion 2 because it does not have any direct associations with persons who made important contributions to history. Research did not reveal that any of the individuals associated with the development, ownership, and use of this property, including the long-time residents Thomas P. & Fern Lyons or subsequent owners and / or occupants, made demonstrably important contributions to history at the local, state, or national level that warrant significance under these criteria.

Architecturally, the building at 700 Harding Avenue is not an important example of a type, period, or method of construction, nor is it an important work of a master architect (NRHP Criterion C or CRHR Criterion 3). The Spanish Eclectic style was widely used in residential construction in California and southwestern states from the 1910s through the 1940s.⁴ The house at 700 Harding Avenue is very typical of the style and does not represent any design innovations or transitions that would merit significance under these criteria. The building has also suffered losses of integrity of design and materials, most notably the replacement of the tile roof found ubiquitously on this style with a composition shingle roof, and replacement of windows with materials that do not match the historic materials.⁵ Research did not reveal the identity of the architect of this building; however, if it were found to have been designed by a master architect, this building would not be the best example of any master's work considering the typical design and losses of historic integrity. The modern detached garage at the rear of the property is of common utilitarian design and construction method and is not significant under these criteria.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, this building has lost substantial historic integrity. Along with the losses of design and materials discussed above, conversion from residential to commercial use represents a loss of integrity of association.

³ R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (San Francisco, CA: R.L. Polk & Co., 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1935, 1936, 1938, 1939, 1940, 1941, 1942, 1944, 1950, 1952, 1955); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Los Angeles, CA: R.L. Polk & Co., 1957, 1959, 1960, 1961, 1962, 1963, 1964, 1969, 1970); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Dallas, TX: R.L. Polk & Co., 1979); "Lyons." *San Jose Mercury News*, December 26, 1957; City of San Jose, Department of Planning, Building and Code Enforcement to Ray Williams, July 31, 2003, RE: 549 Stockton Avenue – Assessor Parcel Number 261-05-034, File No. LNC03-022.

⁴ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 418

⁵ San Jose Building Permit #5186-001, New roof, 1995.

Photographs (continued):



Photograph 2: Detail of east entry, camera facing south, January 16, 2015.



Photograph 3: Portion of detached garage, camera facing west, January 16, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Other Identifier: 551 Stockton Avenue

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address : 551 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-05-035

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

The property located at 551 Stockton Avenue contains a single-story, 1,474-square-foot Tudor Revival building with a U-shaped plan located in a mixed-use area west of downtown San Jose (**Photograph 1**). Originally designed for residential use, the property now serves a commercial function. The building is defined by its asymmetrical, steeply pitched front-facing paired gables with no eaves. The roof is of composite shingle. The wood-framed building is clad in stucco and has decorative half timbering throughout. A shallow three-sided hipped roof entrance vestibule is situated at the crux of the southern and western gables and features dentils just below moderate eaves. Fenestration includes replacement vinyl windows of varying sizes and configurations throughout. A prominent large fixed window with narrow ribbon windows just above are located on the southern gable end. A secondary entrance door on the north gable end features a sidelight on its north side and is sheltered by a standard fabric awning. Fixed pane vinyl windows sheltered by braced fabric awnings are located on the building's northern and southern walls (**Photograph 2**). Rounded brick steps lead to the main entrance door located in the hipped-roof projection at the apex of the southern wing with the main body of the building.

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence; HP6—1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Facing west, January 16, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Ca. 1928, City Directories

*P7. Owner and Address:
Mark A. & Veronica Avila
3596 Squeuri Drive
San Jose, CA 95127-4924

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 16, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residential B4. Present Use: commercial

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Built in ca. 1928; replacement windows installed after 2009.

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 551 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential or commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). The building does not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor is it the work of a master designer. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the building on this property does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

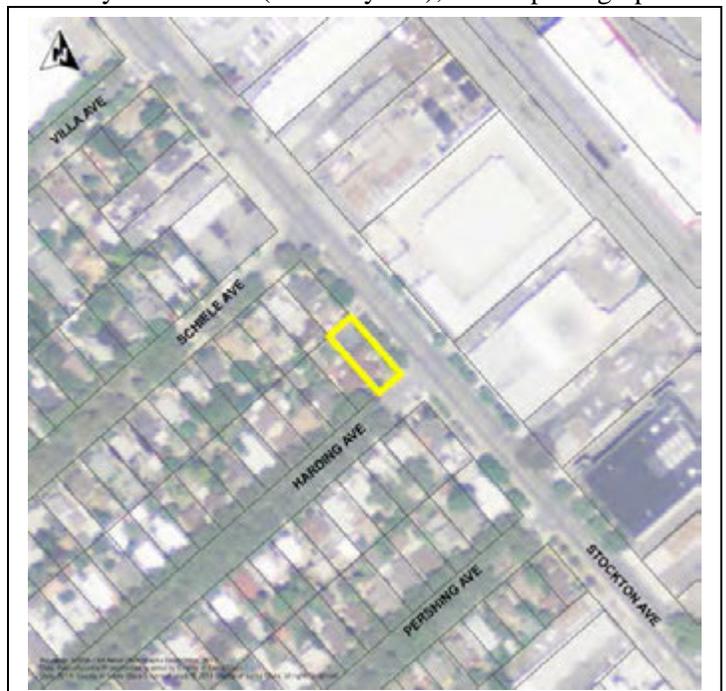
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; See footnotes in Section B10. Significance on Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: February 2015

(This space reserved for official comments.)



B10. Significance (continued):

Historic Context

The property at 551 Stockton Avenue is located in the Alameda Park Subdivision on Stockton Avenue, in a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city. In 1969 a City Ordinance was passed that converted the use of the residences on the west side of Stockton Avenue between Pershing Avenue and Schiele Avenue into commercial properties.²

This building was constructed in about 1928, after the Alameda Park Subdivision was filed with the County of Santa Clara in 1923. The 99 parcel tract includes Schiele, Pershing, Haring and Hoover Avenues. Historic mapping shows that the area between Lenzen Avenue and Schiele Avenue was largely open, as was typical for the land surrounding what is now known as Newhall Yard, east of the property treated by this form. Construction in the subdivision was rapid with the lots facing Stockton Avenue developing last.³ The earliest known resident of 551 Stockton Avenue was a fireman for Pacific Gas & Electric, William L. Cirby and his wife Ester. The Cirbys stayed at the residence for only a year and was listed as vacant in the 1931 City directory. Between 1932 and 1937, four different tenants resided at the property. In 1938 music teacher E.F. Schreider moved into the residence and stayed until 1944. The following year, boiler maker John Enright and his wife Shirley purchased the property, but only remained for about five years. In 1952 motion picture operator Sam Howard is listed as the property owner. In 1957 driver Joe Miranda bought the residence, but rented it out two years later to

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106; City of San Jose, Department of Planning, Building and Code Enforcement to Ray Williams, July 31, 2003, RE: 549 Stockton Avenue – Assessor Parcel Number 261-05-034, File No. LNC03-022.

³ Kay Marie Gutknecht, "Alameda Park Subdivision, Part 1 of 3," shpna, http://www.shpna.org/index.php?option=com_content&view=article&id=67:alameda-park-subdivision-part1&catid=50:history&Itemid=71 (accessed January 22, 2015); Polk-Husted Directory Co, Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory (Sacramento, CA: Polk-Husted Directory Co., 1923, 1924, 1925, 1926, 1928, 1928, 1929).

construction worker Albert Childress and his wife Dorothy for a little more than a year. John C. Davis, a State Department employee, purchased the property by 1962 and remained there until the residence was converted to commercial use between 1966 and 1968. The first business listed in the newly converted space was J.D. King Corp. Insurance. The following year, two publishing companies and a real estate firm also occupied the building. During the most of the 1970s, the space was used by other insurance agencies and an accountant. By 1979, The Santa Clara County Friends Outside organization which helps families with incarcerated family members occupied the space and remained until 2012. Currently a water and air testing and cleanroom certification business is housed in the building.⁴

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 551 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history. The residence was built in about 1928 during a period of growth in the West San Jose neighborhood and in San Jose as a whole. The property appears to be typical of small residential development in the neighborhoods along Stockton Avenue and is not important within the context of residential development.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership, and use of this property, including the earliest known occupants William and Ester Kirby, or subsequent owners and / or occupants such as E.F. Schreider, John and Shirley Enright, Joe Miranda, Albert and Dorothy Childress or John C. Davis, made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the building at 551 Stockton Avenue does not possess distinctive characteristics of a type, period, or method of construction, nor is it an important work of a master architect (NRHP Criterion C or CRHR Criterion 3). Tudor Revival style was a popular building type in the early twentieth century. This residence has a steeply pitched roof, half-timbering, and prominent cross gable, features that are consistent with Tudor Revival styling. Nevertheless, the architectural elements of 551 Stockton Avenue are modest in scale and execution and the building does not embody the distinctive characteristics of the style required for significance under this criterion. The house also lacks the high artistic value that would merit listing on a national or state register. In addition, the architect of this building is unknown, but it does not appear to be the work of a master architect.⁵

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The building represents common construction techniques and practices that have been well researched and studied.

In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement vinyl windows and affixed window awnings, have diminished the building's integrity of materials and workmanship. Because this building, like other residences facing Stockton Avenue, has been converted to commercial properties, the integrity of setting in a residential neighborhood has been affected. The integrity of location, design, feeling and association remain intact, but the building lacks overall integrity.

⁴ Polk-Husted Directory Co., *Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory* (Sacramento, CA: Polk-Husted Directory Co., 1925); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (San Francisco, CA: R.L. Polk & Co., 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1935, 1936, 1938, 1941, 1944, 1947, 1950, 1952, 1954, 1955); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Los Angeles, CA: R.L. Polk & Co., 1957, 1959, 1960, 1961, 1962, 1965, 1966, 1968, 1969, 1970, 1973, 1976, 1977); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Dallas, TX: R.L. Polk & Co., 1979); Haines Directory, *San Jose* (North Canton, OH: Haines & Company, 1985, 1994, 1998-99). Thomas M. King, *History of San Jose Quakers, West Coast Friends* (San Bernardino, CA: [publisher not identified], 2012), 125.

⁵ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 355.

Page 5 of 5

*Resource Name or # (Assigned by recorder) Map Reference # G-14

*Recorded by S. Melvin & R. Flores *Date January 16, 2015

Continuation Update

Photographs (continued):



Photograph 2: South and east sides, camera facing northwest, January 16, 2015.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # G-15

P1. Other Identifier: 597-599 Stockton Avenue

*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) T _____; R _____; _____ ¼ of Sec _____; M.D.B.M.

c. Address : 597-599 Stockton Avenue City San Jose Zip 95126

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

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

Assessor Parcel Number: 261-05-068

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

The 0.14-acre parcel at 597 and 599 Stockton Avenue contains two buildings: a single-story, wood-framed residence and a single-story religious building. The single-story, Minimal Traditional residence at 599 Stockton Avenue is situated on the north half of the parcel and features a cross-gabled roof of moderate pitch, covered with composite shingles (**Photograph 1**). A modest entrance wing with a flat roof is located at the junction of the two gabled wings, and an additional shallow gable projects from the northwest corner of the building. The building features windows with fixed and sliding vinyl replacement sashes, decorative tiered lentils and wide, square frames clad in stucco. Round vents are located at the apex of both gable ends. A covered chimney with flue separators at its peak is located at the southeast corner of the building. A decorative brick path leads past prominent stucco-clad walls to the main wood entrance door. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family residence; HP—6 Commercial Building
HP16—Religious Building

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

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



P5b. Description of Photo: (View, date, accession #) **Photograph 1. Facing south, January 16, 2015**

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
599 Stockton Ave: 1924-1929
Assessor Record and City Directories:
597 Stockton Ave: 1962-1965, City
Directories

*P7. Owner and Address:
Ronald W. & Carol J. Higgins
7240 Pitlochry Drive
Gilroy, CA 95020-3066

*P8. Recorded by: (Name, affiliation, address)
Steven Melvin & Rebecca Flores
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

*P9. Date Recorded: January 16, 2015

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "VTA's BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report," 2016.

*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) _____

B1. Historic Name: 595-599 Stockton Avenue

B2. Common Name: 597-599 Stockton Avenue

B3. Original Use: residential B4. Present Use: residential / religious

*B5. Architectural Style: Minimal Traditional

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

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

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The property at 597-599 Stockton Avenue does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not have historical significance. The property does not share significant associations with residential or commercial development at local, state, or national levels (NRHP Criterion A or CRHR Criterion 1), nor is it associated with any historically significant people (NRHP Criterion B or CRHR Criterion 2). These building do not embody distinctive architectural characteristics of a period, type, or method of construction (NRHP Criterion C or CRHR Criterion 3), nor are they the work of master designers. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (NRHP Criterion D or CRHR Criterion 4); however, the buildings on this property do not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA. (See Continuation Sheet.)

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

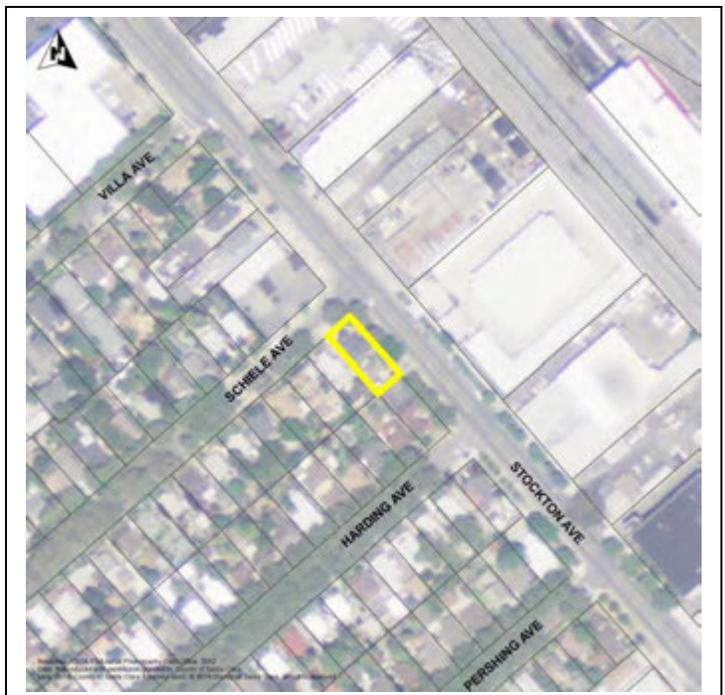
*B12. References: Santa Clara County Assessor Records; San Jose City Directories (various years); Aerial photographs (various years); City of San Jose Building Permits; see also footnotes.

B13. Remarks:

*B14. Evaluator: Joseph Freeman

*Date of Evaluation: February 2015

(This space reserved for official comments.)



P3a. Description (continued):

The single-story religious building at 597 Stockton Avenue, formerly used for commercial operations, is located at the south end of the parcel. It is a small, rectangular building with a low-pitched hipped roof with wide eaves, sheathed in wood shingles (**Photograph 2**). Vertical groove plywood siding covers the building's walls, with sliding aluminum windows. A stone path leads to a paneled replacement entrance door in the center of the façade.

B10. Significance (continued):

Historic Context

The property at 597-599 Stockton Avenue was developed in the mid- to late-1920s in the Alameda Park Subdivision on Stockton Avenue, in a mixed-use area west of downtown San Jose near the Southern Pacific Railroad line. Stockton Avenue derives its name from the Stockton Ranch, which occupied much of the west side of the Guadalupe River until it was subdivided and sold as residential lots starting in 1850. Following completion of the SPRR in the 1870s, the Stockton Avenue area developed slowly. The area's proximity to downtown San Jose and main transportation corridors like Santa Clara Avenue, The Alameda and the railroad attracted residential, industrial and commercial development. Residents of the neighborhood were largely working-class families who worked at the railroad and other nearby businesses. Many of the industries and commercial enterprises opening along or near Stockton Avenue and the SPRR were related to fruit processing such as the Greco Cannery, and the Bean Spray Pump Company (the predecessor to FMC Corporation), and the Anderson-Barngrover Company, also opened a factory on West Julian Street in 1904. Just as the canning industry found benefits to locating in this part of San Jose, so did business in other industries, including lumber yards, wholesale grocers, and the Garden City Gas Company, which later was acquired by the Pacific Gas and Electric Company.¹

Through the early and mid-twentieth century, the Stockton Avenue area continued to develop as a mixed commercial / industrial and residential neighborhood. By 1915, Western Granite Works and Union Oil Company of California were established on parcels northeast of Stockton Avenue, adjacent to the Southern Pacific Railroad lines, and served by dedicated spur lines. In the neighborhoods east and west of Stockton Avenue, infill residential development also continued, and the area remained home to largely blue-collar families. By the 1930s, the area northwest of the Stockton Avenue-The Alameda intersection remained sparsely populated, but the area to the north of Lenzen Avenue, near the neighborhood of College Park, was almost completely built-up. At the same time, along Montgomery Street and Senter Street, residences were being replaced by commercial and industrial buildings. Commercial development along Stockton Avenue intensified between 1930 and 1960, especially after World War II, and most lots on the east side of Stockton Avenue filled with offices or factories. Residential development in this area had come to a near standstill as commercial and industrial development expanded and residential growth moved to suburban areas on the outskirts of the city. In 1969 a City Ordinance was passed that converted the use of the residences on the west side of Stockton Avenue between Pershing Avenue and Schiele Avenue into commercial properties.²

The residence at 599 Stockton Avenue was built between 1924 and 1929. The earliest known occupant of the residence was Reverend Chester Kendall, who lived here starting in 1929. Kendall only lived at the residence for a year and over the next decade at least three different occupants resided at the property. Up to 1941, the property appears to have been used as a rental income property until owner and occupant Owens Owen purchased the property. Owens worked at a tile company, and he and his wife Pauline lived at the residence from 1941 to 1955. After the Owens left in 1955, the residence reverted back into a rental property with a high-turnover rate. From 1956 to 1969 at least six different tenants lived at the property.

¹ The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 1976, 100-106; Sanborn Map Company, *San Jose, California* (San Francisco: Sanborn Map Company, 1884, 1891).

² Fairchild Aerial Surveys, Aerial Photograph, Flight C-1456, Frame 70, March 13, 1931, Fairchild Aerial Photography Collection, Whittier College; USGS, Aerial Photograph, San Jose (Washington, D.C. USGS, 1948, 1960, 1968); Sanborn Map Company, *San Jose, California*, 1891, 1915, 1932, 1950, 1962; The Redevelopment Agency of the City of San Jose, "Draft Environmental Impact Report on the Julian-Stockton Redevelopment Area," 100-106; City of San Jose, Department of Planning, Building and Code Enforcement to Ray Williams, July 31, 2003, RE: 549 Stockton Avenue – Assessors Parcel Number 261-05-034, File No. LNC03-022.

From 1970 to 1977 members of the Rebeterano family resided at the property, but by 1979 the house stood vacant and appears to have remained vacant until the late 1990s.³

According to City Directories, the building at 597 Stockton Avenue appears to have been constructed between 1962 and 1965. After completion, the building sat vacant until 1969 when Bevans Electric Company and P.R. McCoy & Associates Construction Engineers moved into the building. By 1976 Western Concrete Contractor took over the building, which was replaced by the Peninsula Claim Insurance Appraisal Company and West Coast Towing. The building appears to have sat vacant through most of the 1980s and 1990s, but currently houses the Headquarters of the Assemblies of the Greater Church of Jesus Christ Temple Cathedral Apostolic Faith Inc.⁴

Evaluation

Under NRHP Criterion A or CRHR Criterion 1, the property at 597-599 Stockton Avenue does not appear to have important associations with significant events in local, state, or national history. The residence was built between 1924 and 1929 during a period of growth in west San Jose and in San Jose as a whole. The property appears to be typical of small residential development in the neighborhoods along Stockton Avenue and is not important within the context of residential development. The commercial building at the rear of the parcel at 597 Stockton Avenue was constructed in the 1960s, much later than the rest of the residential neighborhood. While it appears to have been part of an infill development project, typical of the time, it was not significant within this context.

The property is also not important for its associations with persons who made important contributions to history, and is therefore not eligible under NRHP Criterion B or CRHR Criterion 2. Research did not reveal that any of the individuals associated with the development, ownership, and use of this property, including the earliest known occupant Reverend Chester Kendall, or subsequent owners and / or occupants such as Owens & Pauline Owen, or members of the Reberterano family, made demonstrably important contributions to history at the local, state, or national level.

Architecturally, the buildings at 597-599 Stockton Avenue do not possess distinctive characteristics of a type, period, or method of construction, nor is it an important work of a master architect (NRHP Criterion C or CRHR Criterion 3). This house and detached commercial building have modest Minimal Traditional elements including low to moderate roof pitch and minimal ornamental detail, but they do not represent an important example of this type of architecture.⁵ Both buildings also lack the high artistic value that would merit listing on a national or state register.

The property also has not yielded, nor will likely yield, important information for history and is therefore not important under NRHP Criterion D or CRHR Criterion 4. The buildings represent common construction techniques and practices that have been well researched and studied.

In addition to lacking historical significance and not meeting the criteria necessary for listing in the NRHP or CRHR, the replacement vinyl windows, stucco siding, and doors on the buildings have diminished the their integrity of materials, design, feeling, and workmanship. Because this property, and the others facing Stockton Avenue, have been converted to commercial uses, the integrity of setting in a residential neighborhood has been affected. The integrity of location and association remain intact.

³ Polk-Husted Directory Co., *Polk-Husted Directory Co.'s San Jose City and Santa Clara County Directory* (Sacramento, CA: Polk-Husted Directory Co., 1925); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (San Francisco, CA: R.L. Polk & Co., 1926, 1927, 1928, 1929, 1930, 1936, 1939, 1941, 1949, 1955, 1956); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Los Angeles, CA: R.L. Polk & Co., 1960, 1961, 1962, 1966, 1968, 1969, 1970, 1973, 1977); R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Dallas, TX: R.L. Polk & Co., 1979); Haines Directory, *San Jose* (North Canton, OH: Haines & Company, 1987, 1994, 1998-99).

⁴ R.L. Polk & Co., *Polk's San Jose City and Santa Clara County Directory* (Los Angeles, CA: R.L. Polk & Co., 1962, 1963, 1965, 1966, 1968, 1969, 1970, 1973, 1976, 1977); Haines Directory, *San Jose* (North Canton, OH: Haines & Company, 1987, 1998-99).

⁵ Lee McAlester and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 478.

Photographs (continued):



Photograph 2: 597 Stockton Ave. on left, 599 Stockton Ave. on right, camera facing northwest, January 16, 2014.

P1. Other Identifier: FMC Corporation – Coleman Facility

*P2 e. Other Locational Data: Assessor Parcel Number (APN): 230-46-069

*P3a. **Description:** This form provides an update to a previous inventory and evaluation of the former FMC Corporation property, located at the southwest corner of Coleman Avenue and Brokaw Road, prepared by War Hill in March 2002. For the present study, JRP field checked the property in July 2016 and observed that the property has been heavily altered since 2002. Once a sprawling 120-acre facility that included more than 40 buildings and structures (including a vehicle test track and basin), the property has since been subdivided into several parcels and most of the buildings and structures demolished. Only the northernmost 21.12-acre parcel (APN 230-46-069), known as 1205 Coleman Avenue, which is located within the City of Santa Clara, contains approximately 14 buildings constructed and used by FMC between 1961 and 1993. All other FMC buildings and structures have been demolished on the other parcels, most of which have been redeveloped for commercial and sports-related facilities. At the time of the field check of 1205 Coleman Avenue, a building known as “Plant 12” was under demolition and the other buildings on that parcel were slated for removal.¹ None of the other buildings at 1205 Coleman Avenue appeared to have undergone modification since 2002 (**Photographs 1-4**).

*P3b. **Resource Attributes:** HP6—Commercial Building Under 3 Stories; HP8—Industrial Building

*P8. **Recorded by:** Toni Webb/Heather Miller, JRP Historical Consulting, LLC, 2850 Spafford Street, Davis, CA 95618

*P11. **Report Citation:** JRP Historical Consulting, LLC, “VTA’s BART Silicon Valley—Phase II Extension Project: Supplemental Built Environment Survey Report,” 2016.

*B10. **Significance:**

The property does not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), nor is it an historical resource for the purposes of the California Environmental Quality Act (CEQA). This has been evaluated in accordance with Section 1506.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

Ward Hill originally inventoried and evaluated the 120-acre FMC Corporation facility in 2002 as part of the “Historic Architecture Survey Report for the I-880/Coleman Avenue Interchange Improvement Project,” prepared for Caltrans (see attached DPR 523 form). Hill concluded that none of the buildings constructed in or before 1956 were eligible for listing in either the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) under any criteria at that time. Hill noted in the evaluation that “FMC played a significant role in the development of armored military vehicles in the United States...” in its production of a series of Landing Vehicle Tracked (LVT), amphibious vehicles used by the United States military during World War II and the Korean and Vietnam conflicts, including the M113, which “became the international standard for armored military vehicles in the 1960s and...played an important role in the Vietnam conflict.” Hill further stated that the Bradley Fighting Vehicle (Bradley), which along with the M113, was developed and manufactured at the Coleman facility during the 1970s and 1980s, “represented an even greater advance” in armored vehicles and that those buildings and structures associated with the M113 and the Bradley may become eligible for the NRHP under Criterion A (CRHR Criterion 1) in “about 10 years, i.e. once over 50 years has passed...”² The State Historic Preservation Officer subsequently concurred with Hill’s findings and the property was determined ineligible for the NRHP by consensus through Section 106 process in November 2002.

In 2008, Ward Hill updated his previous evaluation of the FMC facility in a letter report as part of environmental compliance for the Great Oaks Place Residential Development/Airport West Stadium Project in the City of San Jose. Citing the subdivision of the parcel, construction of new roads and a highway on ramp within the property, and the demolition of several main buildings and structures (including the test track and basin) associated with the development and production of the M113 and the Bradley, and that contributed to the facility’s potential significance in that respect, Hill concluded that the

¹ City of Santa Clara, Building Permits, Case Number BLD2016-42042, accessed online July 26, 2016 at http://smartpermit.santaclaraca.gov/tm_bin/tmw_cmd.pl?tmw_cmd=StatusViewCase&shl_caseno=BLD2016-42042.

² Ward Hill, Department of Parks and Recreation (DPR) 523 Form for 1115-1125 Coleman Avenue (FMC Corporation), March 2002, 6. DPR 523L (1/95)

facility no longer retained sufficient integrity to the period of the development and manufacture of the M113 and Bradley, and therefore did not appear to be eligible for listing in either the NRHP or CRHR. Since 2008, even more buildings and structures have been demolished and new commercial buildings and a soccer stadium have been constructed on the former FMC factory property (see **Figure 1**). Present demolition activities on the subject parcel documented on this form (for a planned residential development) have compromised the integrity of the remaining FMC buildings, and have even further diminished the already compromised integrity of the overall site and with it, any historical significance that the property may have had. Therefore, none of the remaining dozen or so buildings located at 1205 Coleman Avenue appear to be eligible for inclusion in either the NRHP or CRHR under NRHP Criteria A, B, C or D (CRHR Criteria 1, 2, 3, and 4).

*B14. Evaluator: Toni Webb *Date of Evaluation: July 2016

Site Map:



Figure 1. Aerial views of the FMC Corporation facility in 2002 (top) and 2016 (bottom) showing historical parcel boundary in red and parcel boundary for APN 230-46-069, which is documented on this form, shown in yellow at left. The buildings on the subject parcel were under active demolition at the time of the present survey.³

³ GoogleEarth, accessed July 2016.
DPR 523L (1/95)

Photographs:



Photograph 1: General view of the remaining FMC Corporation facilities on (APN 230-46-069) from the intersection of Coleman and Brokaw Road; camera facing south, July 26, 2016.



Photograph 2: Former FMC Corporation Central Engineering Laboratories at 1205 Coleman Avenue (APN 230-46-069); camera facing south, July 26, 2016.



Photograph 3: Former FMC Corporation Plant 12 (Engineering Systems Divisions, 328 Brokaw Road) on APN 230-46-069; camera facing northeast, July 26, 2016.



Photograph 3: Former FMC Corporation Office (Engineering Systems Divisions, 328 Brokaw Road) on APN 230-46-069; camera facing northeast, July 26, 2016.

WARD HILL

Architectural History . Historic Preservation

March 17, 2008

Kristy Le
Project Manager
David J. Powers and Associates, Inc.
1885 The Alameda Suite 204
San Jose, CA 95126

**RE: Historic Architecture Evaluation
FMC Corporation property
1125-1145 Coleman Avenue
San Jose, CA**

Dear Kristy:

Please let this letter report serve as an update to the historic architecture evaluation of the FMC (Food Machinery Corporation) property on Coleman Avenue I prepared for the *Historic Property Survey Report-I-880/Coleman Avenue Interchange Project* (September, 2002) (hereinafter referred to as the HPSR). In 2002, the State Historic Preservation Officer (SHPO) concurred with the HPSR that the FMC property was not eligible for the National Register. Based on my review of the 2002 HPSR and a March 12, 2008 site survey, I have concluded that FMC property is still not eligible for the National or the California Register.

The first FMC building on the Coleman Avenue site was the 1948 food machinery factory and the John Bean Division office (buildings 15 and 62) constructed for the food processing machine business (building numbers keyed to the original site plan included with the DPR 523 forms). FMC primarily constructed from the 1950s to the 1980s the remaining buildings for the manufacture of military armored personnel vehicles. The HPSR includes a detailed site history and description. I conducted a re-survey of the FMC property, 1125-1145 Coleman Avenue on March 12, 2008. The original 100+ acre site is now divided between 3 owners: BAE Systems owns the 1980s office buildings in the northern section in the City of Santa Clara; the City of San Jose owns the middle section from the San Jose/Santa Clara border to Newhall Street and Arcadia Development owns the southern section south of Newhall.

3124 Octavia Street . San Francisco, California 94123 . Phone: 415-441-4071

WARD HILL

Architectural History . Historic Preservation

Given its association with relatively recent industrial history, the 2002 HPSR evaluation indicated the FMC site could possibly be eligible in the future. Since 2002, however, the historic integrity of the FMC site has been seriously compromised by alterations and the removal of significant contributing features. All the buildings and features from the central industrial plant (Building 1-3), including the test track and basin, north to the Santa Clara border have been removed. The presence of the test tract and basin was an important feature related to the manufacturing process that occurred here. The original 1948 industrial plant, (the food machinery plant - Building 15), has also been removed. Also the Interstate 880/Coleman Avenue interchange project led to a number of significant changes to the original FMC site. The realigned Newhall Street bisects the site now, cutting off the central plant area from the originally ancillary structures to the south, including the main office building. A new on-ramp to Interstate 880 also has cut off access to the original front entrance to the office building at Coleman Avenue and Newhall Street, seriously altering the original setting. The parking area in front of this building has been largely eliminated.

In conclusion, the FMC (Food Machinery Corporation) property, 1125-1145 Coleman Avenue does not appear to be eligible for the National Register or the California Register because it lacks historic integrity. The site does appear to qualify for listing on the City of San Jose Historic Resources Inventory as a "Structure of Merit" because it received 58.29 points under the City of San Jose Historic Evaluation Criteria (see the attached City of San Jose tally sheet).

Please feel free to contact me if you have any questions this letter.

Sincerely,

Ward Hill
Architectural Historian

:enclosures

3124 Octavia Street . San Francisco, California 94123 . Phone: 415-441-4071

JRP Map Reference # 14-05

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 23 *Resource Name or #: 1

P1. Other Identifier: NA

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary)
 b. USGS 7.5' Quad San Jose Date 1980 T&S; R 2E; Unsectioned; B.M.
 c. Address 1115-1125 Coleman Avenue City San Jose Zip 95138
 d. UTM: Zone _____ mE/ _____ mN
 e. Other Location Data: (e.g. parcel #, directions to resource, elevation, etc. as appropriate)
 This long rectangular property is bounded by the Union Pacific Railroad yard on the west, Coleman Avenue on the east, Newhall Street on the south and Brokaw Road on the North. Approximately 3/4 of the property is in the City of San Jose, Santa Clara County, California (APN 230-46-054,55,56, 58,59). The following parcels, APN 230-46-60,61, at the northern end of the property are in the City of Santa Clara

*P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries)
 The following description is keyed to the attached site plan of the FMC property (Figure 1). The FMC complex on Coleman Avenue is a flat, long, rectangular shaped, approximately 120 acre property bounded by Newhall Street on the south, Brokaw Road on the north, Coleman Avenue on the east and the Union Pacific Railroad yard on the west. The only significant landscaping near the buildings are the trimmed hedges, lawns and trees in the vicinity of the parking lots near the offices at the southern end (Newhall Street) of the property (Photos 1 & 2). (see continuation sheet)

*P3b. Resource Attributes: HPB HPR

*P4. Resources present: Building _____ Structure _____ Object _____ Site _____ District _____ Element of District _____ Other _____

P5a. Photo or Drawing

SEE CONTINUATION SHEET

P5b. Description of Photo

*P6. Date Constructed/Age and Sources: Historic _____ Prehistoric _____
 _____ Both 1948-1980

*P7. Owner and Address
FMC Corporation
1125 Coleman Avenue
San Jose, CA 95138

*P8. Recorded by: (Name, affiliation, and address) Ward Hill, Architectural Historian, 3124 Octavia Street, San Francisco, CA 94123

*P9. Date Recorded March, 2002

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation (Cite survey report and other sources, or enter none)
Historic Architecture Survey Report for the I-880/Coleman Avenue Interchange Improvement Project

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) _____

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BUILDING, STRUCTURE AND OBJECT RECORD

Primary # _____
 HRI # _____

*NRHP Status Code _____

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B1 Historic Name FMC Corporation
 B2 Common Name FMC Corporation
 B3 Original Use Office/Industrial B4 Present Use Office/vacant
 *B5. Architectural Style: Industrial
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 The buildings were constructed from 1948 to the 1980s. A number of buildings have later additions.

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

*B8. Related Features: test track/basin

B9a Architect NA b. Builder: NA

*B10. Significance: Theme Industrial/Military Area San Jose
 Period of Significance 1951-58 Property Type Industrial Applicable Criteria A
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Created in 1929. The Food Machinery Corporation resulted from the merger of the John Bean Spray Pump Company and Anderson-Barrgrover Company. Both of the FMC successor firms had long and interesting histories. Inventor John Bean, the founder of Bean Manufacturing Company, moved to Los Gatos in 1883 where he intended to retire on a small almond ranch. Finding the pump he bought to spray his orchard inadequate, he invented the continuous spray pump that gained immediate popularity with his neighbors. Bean's son-in-law, David C. Crummey, was persuaded to take over the business, becoming its president in 1888. D. C. Crummey ran the company's business affairs for the next 30 years. In 1901 David Crummey had his son, John D., take over the sales department of the then struggling company. Under John Crummey, Bean Spray Pump Company expanded its business, opening agencies in every fruit-growing area in California by 1903. In 1904, Bean Spray Pump Company incorporated and began large-scale marketing and manufacturing. (see continuation sheet)

*B11. Additional Resource Attributes: (List attributes and codes) HP29

*B12. References:
 (see continuation sheets)

B13. Remarks:

*B14. Evaluator Ward Hill, Architectural Historian

*Date of Evaluation: March, 2002

(This space reserved for official comments)



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Trinomial _____

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*Recorded by Ward Hill *Date: March, 2002 Continuation Update

Item P3a, continued:

FMC developed the property from the southern end to the north beginning in 1948. Most of the buildings (from the Test Track/Basin to the south) are in the City of San Jose. A complex of modern (1980s) office buildings is adjacent to Brokaw Road at the northern end (in the City of Santa Clara) of the property. Approximately 30 buildings are on the southern half of the property. Based on several sources (1954 aerial photo, 1957 Sanborn Fire Insurance Map), only eight buildings on the FMC property appear to pre-date 1956: the food packing machinery factory (Building 15); John Bean Division office (Building 62); the foundry/machine repairs shop (Building 16), offices and engineering building (Wings M, 1 & 2); the research lab (Building 85); the armored vehicle factory (Building 2/3), the heat treating facility (Building 92) and a garage (Building 4). Some of these buildings had significant additions since constructed.

The main office and engineering building (Wings M, 1 & 2) is a simply detailed, single-story, concrete-frame structure (Photo 3). The frame divides the facades in window bays with multi-pane, industrial sash windows (Photo 4). The building originally had a U-shaped plan with a central courtyard planted with small trees, lawns and hedges (Photos 5). The major addition of the north (Wings N, 3 & 4) almost doubled the size of the building in the 1960s. The main entrance area (with a flat roof projection) also appears to be a later alteration. The interior of the building is divided into small offices or the interior had large free-span spaces for engineer's drafting tables. The research lab (Building 7A/85) adjacent to and west of the office building is a rectangular plan, two-story concrete structure with industrial sash windows (Photos 6 & 7). The south building has a gently sloping gabled roof with a steel truss structure. A single-story extension on the north of Building 85 connects Building 7A on the north (Photo 7). The buildings west of the research lab and offices are Post-1956 warehouses and shop buildings (Buildings 7B – 7I, Photos 8-14).

North of the headquarters office/research lab is (sited from east to west) the John Bean Division office (Building 62, Photo 15), the food packing machinery factory (Building 15; Photos 16 & 17), and the foundry/machine repair shop (Building 16, Photo 18). Building 62 is a single-story, rectangular plan, concrete-frame structure with industrial sash windows. The building has a saw tooth form roof with industrial sash windows. The building has brick facing along the base. The front entrance porch has a projecting flat roof supported by rectangular posts. The factory building (# 15) is a long, rectangular building (300 by 600 feet) steel frame/roof truss structure with a saw tooth roof form (with industrial sash windows). The building's metal plate windowless walls have several openings with roll-up doors on the sides. The interior production area has a concrete slab floor and a steel I-beam interior structure (Photo 17). The foundry/machine repair shop is a simple, rectangular plan, windowless, metal industrial building with a gabled roof. The building has several large garage openings on the east façade.

The armored vehicle factory (Building 2/3; Photo 19) and the "heat-treating" facility (Building 92, Photo 20) at the rear (west) of the factory are just north of the food packing machinery factory. A number of modern buildings are between the two factories (Buildings 6, 9, 90, 59; Photo 21). The factory building is organized in three sections. Building 3 is the main factory area. The long rectangular plan building has a steel frame structure and a steel truss roof (Photo 22). The roof is covered with metal panels with skylights. The walls are asbestos panels. The heavy horizontal I-beams between the steel posts carried vehicle parts on an assembly line. A wood frame parts storage building south of the factory has been removed. A modern office structure also obscures the front façade. The fabricating department was in Building 2, a rectangular plan, steel frame structure with a double, steeply pitched gable roof. The roof has a light steel truss structure joined to rows of steel structural columns (a center row divides the interior; Photo 23). Building 1 is a large, 1960s addition to Building 2. Building 92 (Photo 20) is a simple, metal industrial building with open vehicle parking on the west façade.

North of the armored vehicle factory is the Test Track/Basin and various support buildings. Building 10 is a 1960s warehouse building with metal panel walls (Photo 24). West of Building 10 is a long, rectangular, wood-frame garage structure (Building 4; Photo 25). This building is covered with corrugated metal and it has a series of roll-up doors on the west façade. The Test Track/Basin was moved further north and expanded in the late 1960s or early 1970s (Photos 26 & 27). The approximately mile long test track loops around the central test basin. The test basin is enclosed with sloping concrete walls. A row of cypress trees is around the perimeter of the test basin. West of the test track are various modern warehouses and storage buildings (Building 11, 27 etc.; Photo 28).

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Item B10. continued:

Created in 1929, The Food Machinery Corporation resulted from the merger of the John Bean Spray Pump Company and Anderson-Barngrover Company. Both of the FMC successor firms had long and interesting histories. Inventor John Bean, the founder of Bean Manufacturing Company, moved to Los Gatos in 1883 where he intended to retire on a small almond ranch. Finding the pump he bought to spray his orchard inadequate, he invented the continuous spray pump that gained immediate popularity with his neighbors. Bean's son-in-law, David C. Crummey, was persuaded to take over the business, becoming its president in 1888. D. C. Crummey ran the company's business affairs for the next 30 years. Not being much of a salesman, he approached his son, John D. Crummey, in 1901 to take over the sales department of the then struggling company. Under John Crummey, Bean Spray Pump Company had opened agencies in every fruit-growing area in California by 1903. In 1904, Bean Spray Pump Company incorporated and began large-scale marketing and manufacturing.

In 1905, the company moved from its small plant on W. Main Street in Los Gatos to larger facilities on W. Santa Clara Street near Pleasant Street, located closer to the railroad in San Jose. The factory was badly damaged during the 1906 earthquake and a new three-acre plant, built on West Julian Street near Terraine in San Jose, was occupied in 1910. David and John Crummey also moved to San Jose's Hensley District to be closer to the factory. David lived at 285 N. 5th Street, south of Julian, between 1910 and 1925. John D. Crummey lived at 315 N. 5th Street, north of Julian, between 1908 and 1926.

The Bean Spray Pump Company eventual merger with the Anderson-Barngrover Company created the corporation that became FMC in 1928. In 1888, inventor William Anderson settled on a small fruit ranch in Willow Glen district of San Jose where he obtained a patent on a prune-dipping machine that prepared prunes for the drying process. As demand for the machine grew, he formed the Anderson Prune Dipper Company in 1897. In 1902, Anderson merged with the Barngrover-Hull Manufacturing Company, also producing orchard supplies and dried fruit equipment on Santa Clara Street. The merger led to the development of many new fruit handling machines produced at their little factory on W. Santa Clara Street near River Street. By 1903, the company purchased 200 feet of frontage on the north side of W. Julian Street, just east of the Guadalupe River (Fisher 1903).

In 1904, Anderson-Barngrover entered the canning machinery business. Outgrowing its Santa Clara Street plant, the Anderson-Barngrover Manufacturing Company constructed new facilities in 1910 north of West Julian Street, on the east bank of the Guadalupe River. The Mission Revival-style building designed by the plant superintendent Charles Phillippe had two domed and arched "bell towers" or belvederes with the typical curvilinear facade of that style (Rex and Bonsall 1985). The American Society of Engineers considered the Anderson-Barngrover continuous pressure cooker and cooler (introduced in 1921) as a landmark in American technology. 85 percent of all canned milk in the United States was processed on Anderson-Barngrover equipment. During a facility expansion phase in 1927, the Anderson-Barngrover office and factory were remodeled reflecting the Spanish Colonial Revival style. By 1928, Anderson-Barngrover was one of the valley's largest businesses, its machinery being shipped throughout the world (FMC 1986; Laffey 1987; Campbell and Real 1992).

The John Bean Spray Pump Company and Anderson-Barngrover expanded and grew, working side by side until 1928. On October 2, 1928, John D. Crummey, succeeding D. C. Crummey as president after his death in May 1928, and Will Anderson agreed to the sale of Anderson-Barngrover to the Bean Spray Pump Company for four million dollars. The San Jose Mercury Herald reported that the merger "gave this city the largest fruit machinery manufacturing company in the world." John D. Crummey became the president, and Will Anderson continued with company as the Chairman of the Board until his death in 1941 (Campbell and Real 1992).

The company was renamed Food Machinery Corporation in 1929. In 1940, the company had total sales of \$ 10.4 million and nine small machinery plants located throughout the United States. Beginning in 1941, FMC became involved in a business in stark contrast to its previous history of manufacturing food machinery. With the advent of World War II, the company refocused its efforts into the production of amphibious vehicles for the military. The production of these vehicles took place at FMC's San Jose, Riverside, and Lakeside, Florida plants. The armored vehicle used during World War II, the so-called "Water Buffalo," was based on a tracked landing vehicle, the "Roebling Alligator" developed by Donald Roebling for rescue work in the Florida swamps. FMC produced over 11,000 "Water Buffaloes" during the war (FMC 1965:32). The number of FMC employees grew from 2,000 before the war to 7,300 in 1944.

During the war years the Julian Street plant was again expanded. In 1942, the facade of the 1910 Anderson-Barngrover plant was remodeled in the Art Moderne architectural style. The building featured a smooth stucco exterior with horizontal ribbons of glass brick that curved into the entrance. FMC also constructed company housing on Cleveland Avenue in response to the shortage of postwar housing. This area, called Food Machinery Row, was built on John Crummey's land west of Park Avenue. The company built homes for employees of the Central Engineering group, headed by Jim Hait, who joined FMC when they purchased the Bean Spray Pump Company in 1933.

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By 1950, the main San Jose operation on West Julian Street was known as the Food Machinery & Chemical Corporation, Anderson Barrgrover Division. FMC first developed the Coleman Avenue property in 1948 with the construction of a food packing machinery factory – the John Bean Western Division (Building 15, 16, 62 on the attached site plan- Figure 1). The Coleman Avenue was extensively developed after FMC created its Ordnance Division. In January, 1951, FMC had received a major contract from the Army to build new armored vehicles during the Korean War. The armored personnel vehicles carried infantrymen into combat behind spearheading tanks. The contract involved \$ 42 million for production facilities alone at the FMC Coleman Avenue property. The 90 acres north of the 1948 John Bean Western Division building had been planted in spinach (Bruce 1954:18). The 200,000 square feet main production facility (Building 2, 3) was constructed adjacent to a mile long test track with a water-testing basin within the track. FMC moved their headquarters (Building 61 Wing M and Wings 1 & 2) to the Coleman Avenue property later in 1951. A research lab (7A) was built west of the office building. The vehicles produced for the Korean conflict were the M-75. 530 subcontractors supplied FMC parts for the M-75, assembled at the San Jose factory. FMC delivered the first M-75s in October, 1951, and they produced 780 vehicles over the next 18 months (Campbell and Real 1992:107). The M-75 was a tracked vehicle (non-amphibious) that carried a squadron of 10, plus a gunner and driver.

Under engineer James Hait, FMC later redesigned M-75 into an amphibious vehicle – the M59. FMC produced 6,300 M-59s by 1960. M-59 was replaced by the more versatile M113, which could be transported by plane and parachute dropped. The M-113 was the largest FMC defense program of the 1960s (Figure 2). FMC produced the M-113 in both San Jose and South Charleston, West Virginia. FMC received a \$75.8 million contract for the M-113 in June, 1960. An entire family of military vehicles based on the M113 design has been developed. During this period, FMC maintained a number of diverse divisions producing chemicals, petroleum equipment, and canning, freezing, packaging, packing processing equipment. Defense equipment represented 20% of their sales. The company's revenues exceeded \$1 billion in 1965.

During the mid-1960s, the FMC Coleman Avenue facility was substantially expanded. The headquarters office/engineering building was almost doubled in size with the addition of Wings N, 3 and 4 to Building 61 from 1958-1962. A number of shop and warehouse buildings were built or moved to the area west of the office building (7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I). Buildings 9, 6, 90 and 59 between the two main factory buildings were also built during this period. In the late 1960s and early 1970s, a major addition to the armored vehicle factory (Building 1) was constructed. New buildings just north of Building 1 are Buildings 10 and 4. Originally adjacent to the main factory (Buildings 2 and 3), the Test Track and pool were moved north and substantially expanded. Several new buildings (Buildings 25A, 25B, 25C, 5C, 27 and 11) were constructed adjacent to the new Test Track.

FMC moved its corporate headquarters from San Jose to Chicago in July, 1972 in order to have a more central location in the country. By the early 1970s, FMC had 42,000 employees. The old John Bean Division factory on Coleman Avenue became the Airline Equipment Division as the company phased out its food processing equipment business. During the 1970s, FMC remained the world's leading producer of amphibious tracked military vehicles. The company began work on the Bradley Fighting Vehicle in 1976. They received a second contract (\$ 206 million) for the vehicle in 1981. International sales of the Bradley exceeded \$ 1 billion. The FMC office complex at the northern end of the Coleman Avenue property (at Brokaw Road in the City of Santa Clara) was constructed in the early 1980s. The offices (Buildings 63 & 64) adjacent to the armored vehicle factory on the east also date from the early 1980s.

In 1993, reduced orders for the Bradley Fighting Vehicle led FMC to announce that they were considering closing their San Jose operation and moving all manufacturing to the East Coast. The company also wanted to move to less expensive areas of the country, recognizing the increased value of their extensive property holdings in Silicon Valley. FMC sold its defense division to United Defense, who now occupies the former FMC offices near Brokaw Road. FMC sold the southern section (Building 15 to Newhall) of the Coleman Avenue property to Arcadia Development in recent years. Arcadia plans to redevelop this property. FMC still owns the central section of the Coleman Avenue property (from Building 9 north to and including the Test Track/basin), although it is under contract with Sobrato Development. The original FMC Julian Street headquarters and factory was redeveloped for office buildings in 1999. Basin Research Associates et. al. prepared historic documentation of the Julian Street property.

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Evaluation

The major Pre-1956 buildings on the property include the office/engineering building, the food machinery factory, the armored vehicles factory and the research lab. The two FMC factories essentially engaged in unrelated activities.

The food machinery factory and the John Bean Western Division office (Buildings 62 and 15) retain a high level of historic integrity. The factory later made machinery for the airline industry. In 1948, the Coleman Avenue factory was one of number of similar factories FMC had at this time. This factory does not appear to be significant in the history of FMC or related to the company's contributions to the food processing industry. Consequently, the food machinery factory does not appear to be eligible for the National Register under Criterion A. The building is not a distinguished example of industrial architecture, thus it does not appear to be eligible under Criterion C.

FMC played a significant role in the development of armored military vehicles in the United States. The company produced the so-called "Water Buffalo" during World War II. The Coleman Avenue armored vehicle factory was originally built in 1951 during the Korean War. The armored vehicles produced for the Korean War - the M75 - did not appear to play a significant role in that conflict. Given that it was an amphibious vehicle, the M59 (introduced in 1954) was an improvement over the M75, but the M59 did not appear to have a major impact in military history. M59 was superseded by the M113 produced during the 1960s. A major advance on the earlier designs, M113 was the first all-aluminum vehicle with a stronger, but lighter, frame and body. The M113 became the international standard for armored military vehicles in the 1960s and it played an important role in the Vietnam conflict. In response to the popularity of the M113, the Coleman Avenue factory was expanded during the late 1950s and 1960s. The office/engineering building was almost doubled in size. The wood-frame spare parts storage area on the south half of the armored vehicle factory was removed and a new major addition was constructed on the north. The test track/basin was redesigned and moved farther to the north after a large warehouse (Building 10) was built north of the armored vehicle factory. Additional support buildings were constructed adjacent to the armored vehicle factory. A major office addition was constructed in front of the factory in 1982. These alterations considerably changed the original 1951 factory.

The Bradley Fighting Vehicle represented an even greater advance in creating a light armored vehicle with more effective and varied fighting capabilities. Thus, potentially the most significant period for armored vehicle production by FMC at the Coleman Avenue factory was from the 1960s to the 1980s, i.e. the activities associated with the armored vehicle production occurred less than 50 years ago. The post-1951 alterations were primarily related to the production of the M113. The factory does not appear to meet the criteria of "exceptional significance". The armored vehicle factory (and related structures) and the office/engineering building may be eligible for the National Register under Criterion A in about 10 years, i.e. once over 50 years has passed since the M113 was produced here. The buildings should be re-evaluated in the future. The armored vehicle factory is not a distinguished example of industrial architecture, thus it does not appear to be eligible under Criterion C. The office/engineering building also is an undistinguished example of its type. The buildings on the property are simple metal and concrete industrial buildings, typical of their period.

In conclusion, the FMC buildings at 1115-1125 Coleman Avenue currently do not appear to be eligible for the National Register under Criteria A, B or C. The buildings have also been evaluated in accordance with Section 15064.5(a) (2-3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and they are not historical resources for purposes of CEQA.

B12. References continued:

Archives & Architecture. *Historical and Architectural Evaluation of the FMC/Julian Area on W. Julian Street, City of San Jose, County of Santa Clara*, April 3, 1998.

Rex, Pat & Lenny Bonsall. *The History of FMC 1884-1984*. FMC Ordnance Division, 1985.

Sanborn Fire Insurance Maps, San Jose, 1957, 1962, 1966.

Saywell, George. *FMC Dimensions- The Story of How FMC Corp. is putting ideas to work in machinery, chemicals, fibers, films and defense*, 1965.

FMC Corporation. *The Water Buffalo* 1950. Copy on file at California Room, San Jose Main Library

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B12. References continued:

Archeological Resource Management. *Archival Study of the Cultural Resources of the FMC site on Coleman Avenue in the City of Santa Clara, County of Santa Clara*. May, 1987

Campbell, A. and M. Real. *Growing Orbit: The Story of FMC Corporation*, 1992. FMC Corporation, Chicago

Levander, Michelle. "FMC may close local plants in joint venture, sources say." *San Jose Mercury News*, August 7, 1993

Bruce, Campbell. "San Jose's FMC – Its Rule Is to Keep on Diversifying." *San Francisco Chronicle*, May 9, 1954.

Bruce, Campbell. "FMC Gave Army a Better Troop Carrier Than Ordered." *San Francisco Chronicle*, May 10, 1954

"San Jose Company Given Big Contract for Tanks." *San Francisco Chronicle*, January 16, 1951.

"FMC Corp. well diversified." *Pacific Life*, 1970. No author indicated. on file at the California Room, San Jose Main Library

Hunnicut, R.P. *Bradley: a history of American fighting and support vehicles*. 1999. Presidio Press, Novato, California

Basin Research Associates. *FMC Photo Documentation – 333 W. Julian Street, San Jose, CA*. November, 1998

U.S. Department of the Interior, National Park Service, Interagency Resources Division. *National Register Bulletin 22. Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Last Fifty Years*. National Park Service, Washington, D.C.



Photo 1: 1115-1125 Coleman Avenue
(Landscaping near Main FMC Office - Building #61, view from southeast)

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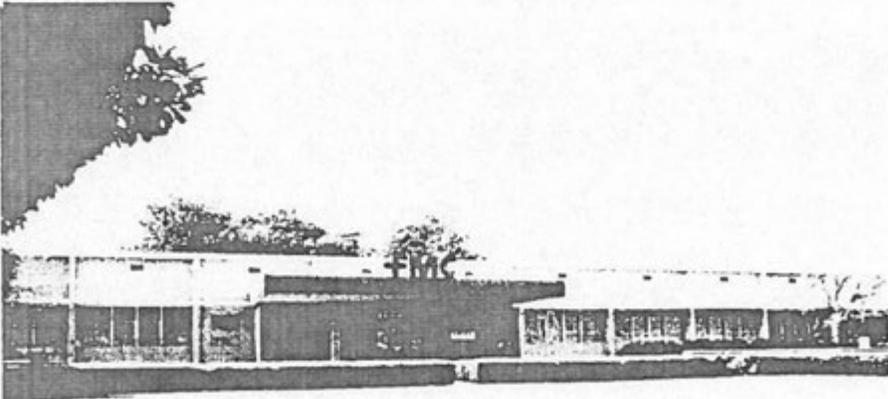
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Photo 2: 1115-1125 Coleman Avenue (Landscaping near Main FMC Office - Building #61, view from south)



Photo 3: 1115-1125 Coleman Avenue (Main FMC Office - Building #61, view from southeast)



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Photo 4: 1115-1125 Coleman Avenue (Main Office - Building #61, Wing 1, view from southwest)

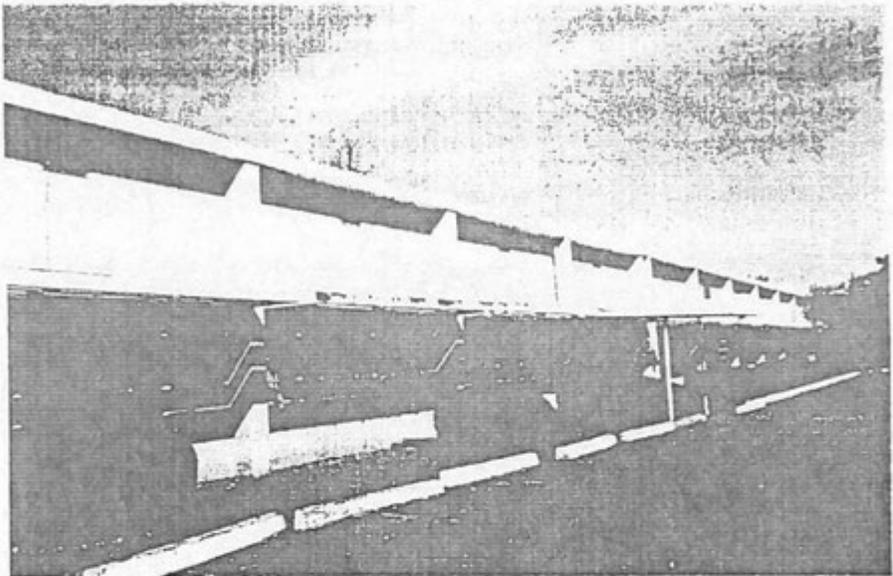


Photo 5: 1115-1125 Coleman Avenue (Main Office - Building #61, view of main courtyard from southwest)



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Photo 6: 1115-1125 Coleman Avenue (Research Lab - Building #7A/85, view from southeast)

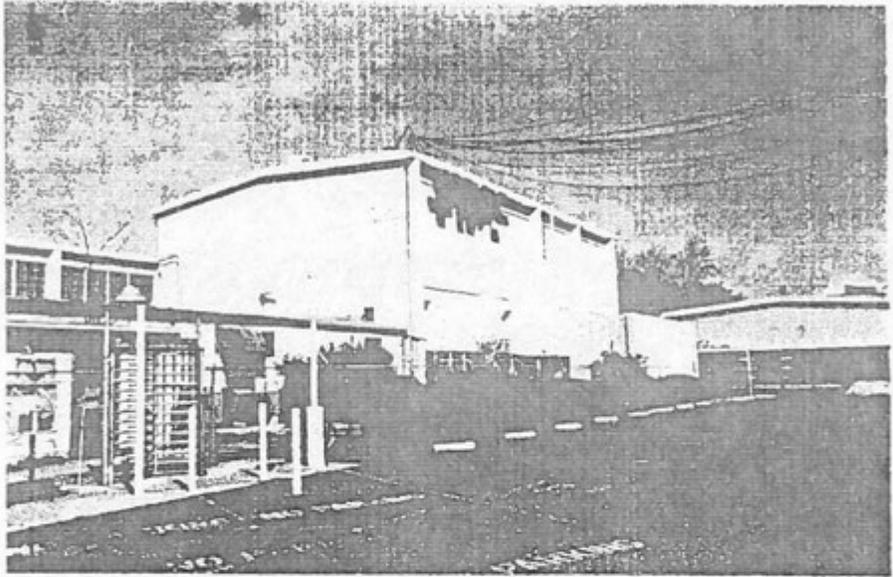


Photo 7: 1115-1125 Coleman Avenue (Research Lab - Building #7A, view from northwest)



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Photo 8: 1115-1125 Coleman Avenue (Building #7B, view from southeast)

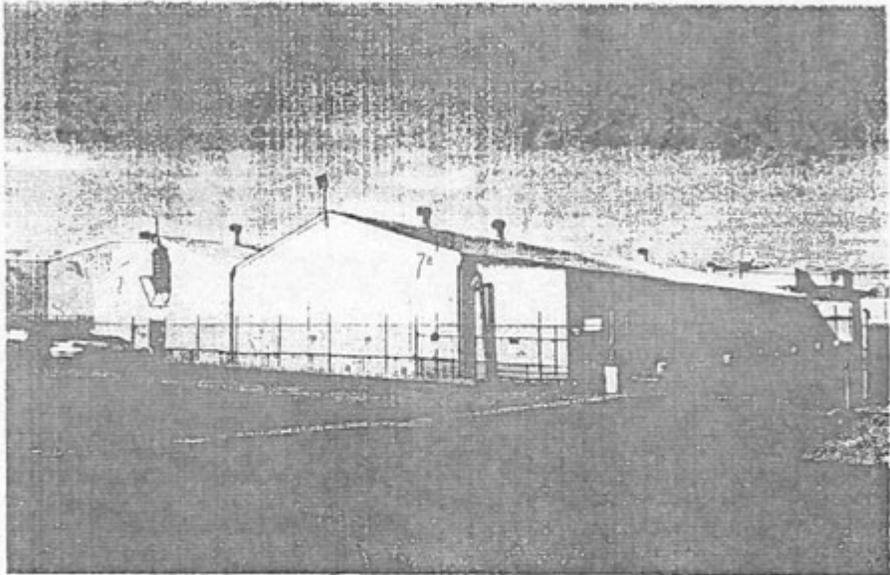
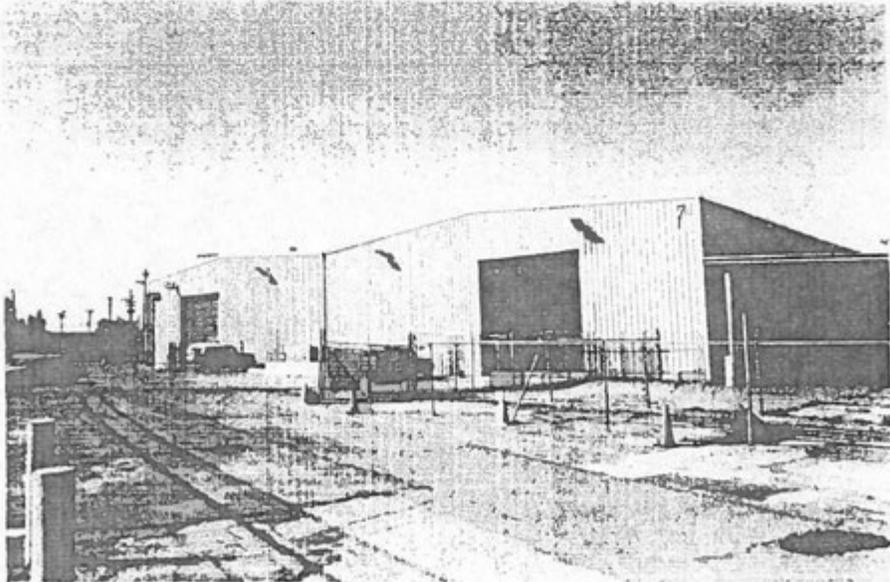


Photo 9: 1115-1125 Coleman Avenue (Building #7C/D, view from southeast)



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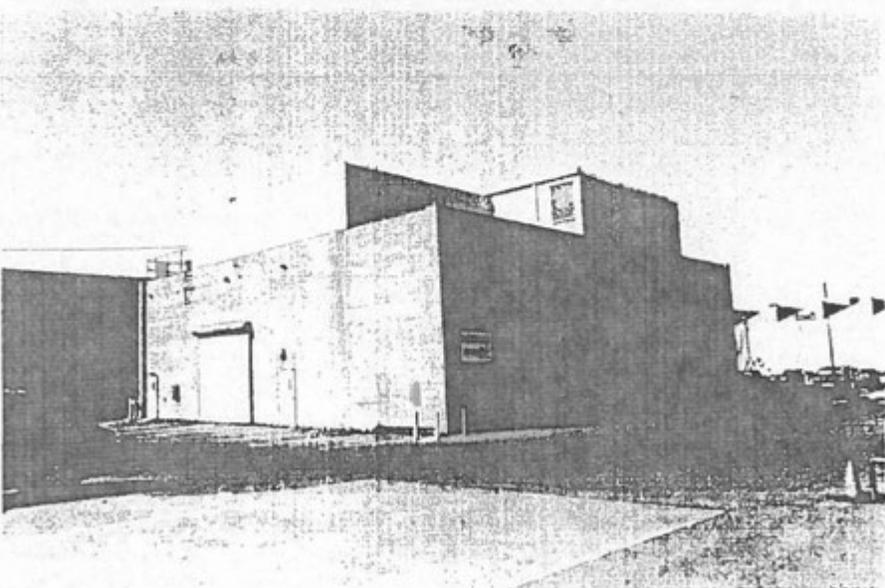
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Photo 10: 1115-1125 Coleman Avenue (Building #7E, view from northwest)



Photo 11: 1115-1125 Coleman Avenue (Building #7F, view from southeast)



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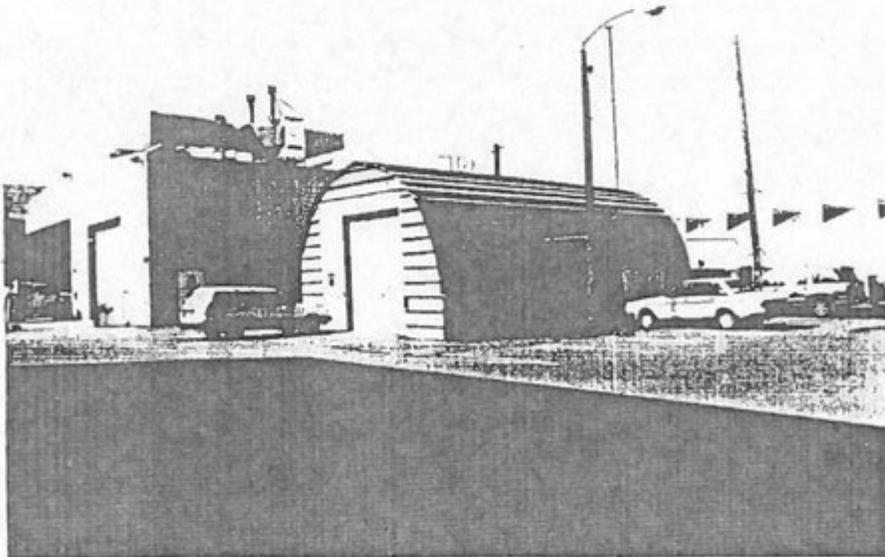
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Photo 12: 1115-1125 Coleman Avenue (Building #7G, view from northwest)



Photo 13: 1115-1125 Coleman Avenue (Building #7H, view from southeast)



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Photo 14: 1115-1125 Coleman Avenue (Building #71, view from northwest)

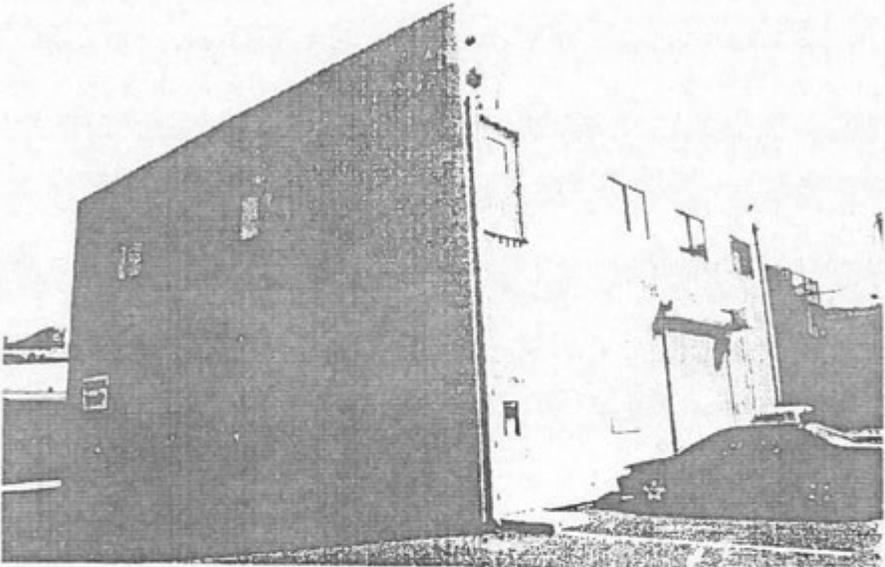
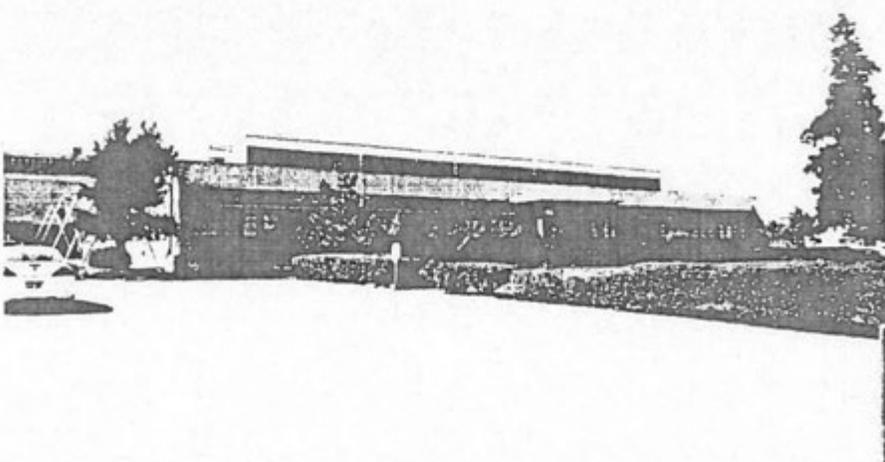


Photo 15: 1115-1125 Coleman Avenue (John Bean Division Office - Building #62, view from southeast)



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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

JRP Map Reference # 14-05

Primary # _____
HRI # _____
Trinomial _____

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Recorded by Ward Hill *Date: March, 2002 Continuation Update

Photo 16: 1115-1125 Coleman Avenue (Food Machinery Factory - Building #15, view from southwest)

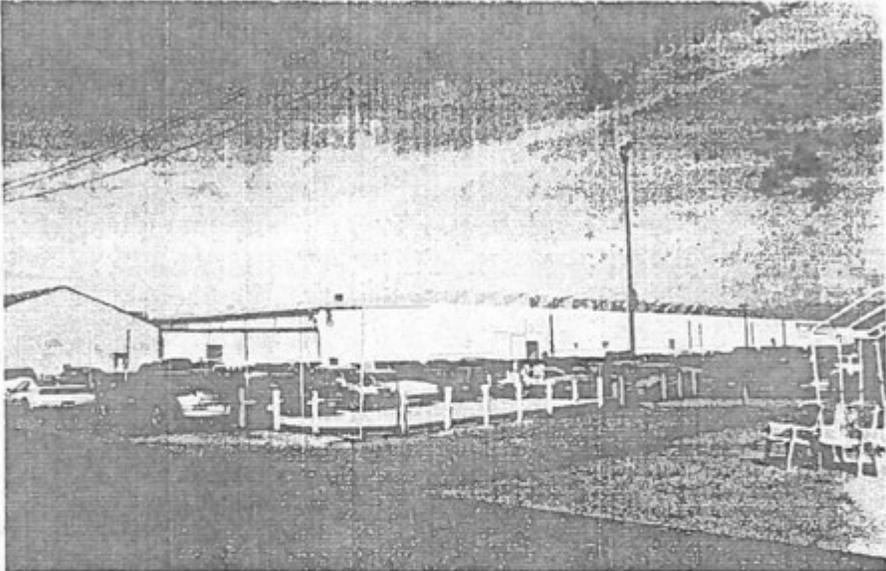
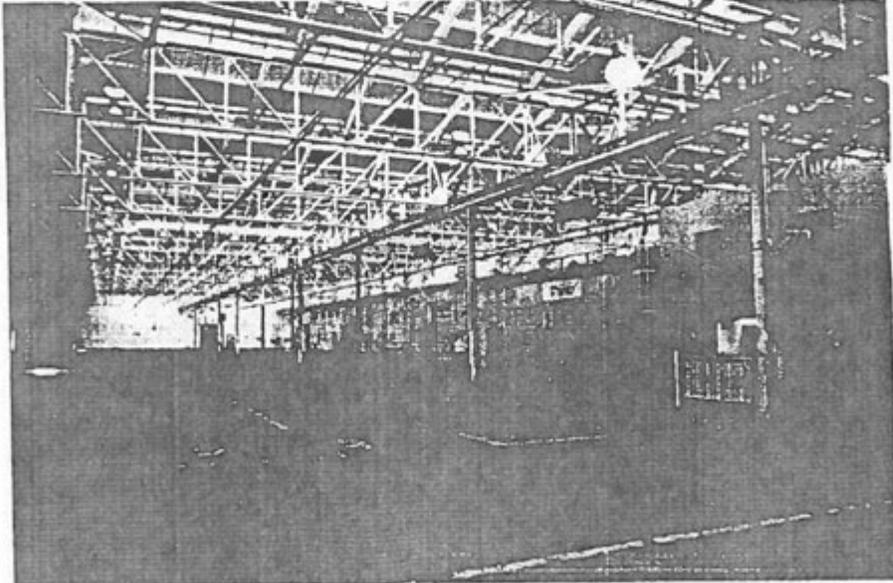


Photo 17: 1115-1125 Coleman Avenue (Food Machinery Factory - Building #15, view of interior)



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Photo 18: 1115-1125 Coleman Avenue (Building #15, view from southwest)

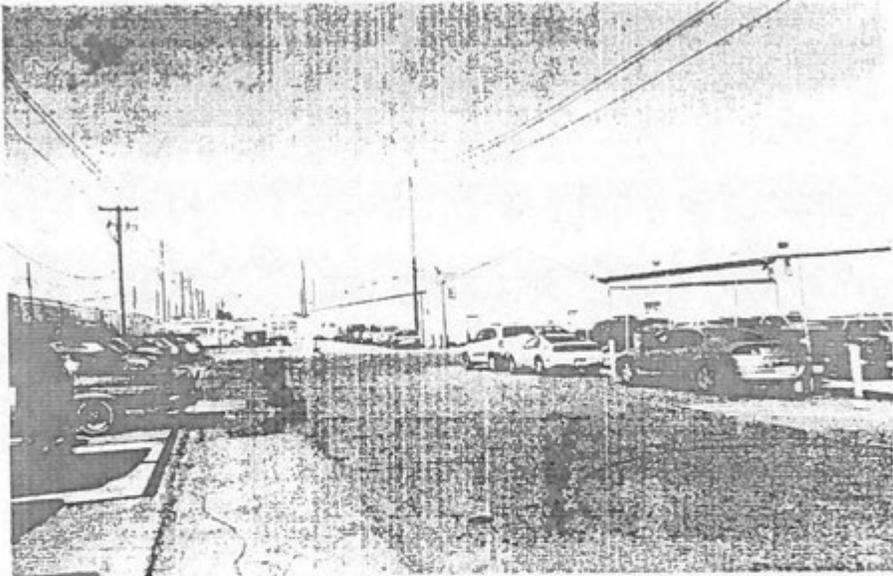
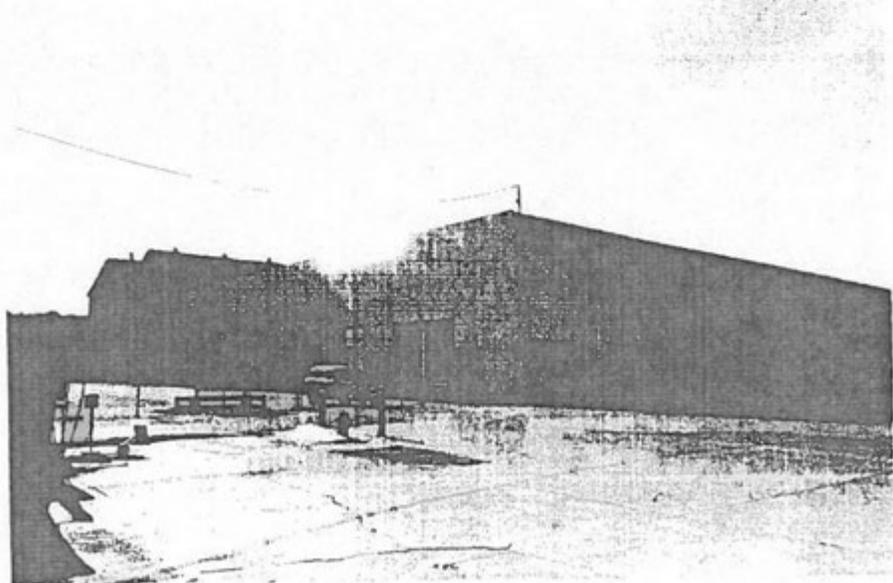


Photo 19: 1115-1125 Coleman Avenue (Armored Vehicle Factory - Building #1,2,3; view from northeast)



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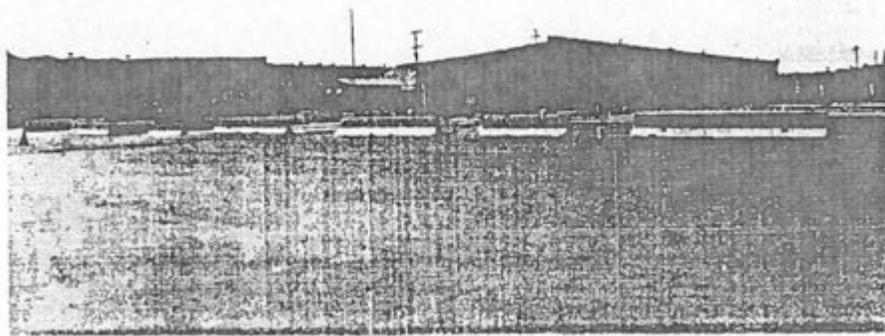
Primary # _____ JRP Map
HRI # _____ Reference # 14-05
Trinomial _____

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Photo 20: 1115-1125 Coleman Avenue (Armored Vehicle Factory - Building #32, view from southwest)



Photo 21: 1115-1125 Coleman Avenue (Buildings #6,9,90,59, view from southwest)



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Photo 22: 1115-1125 Coleman Avenue (Armored Vehicle Factory - Building #3, view of interior)

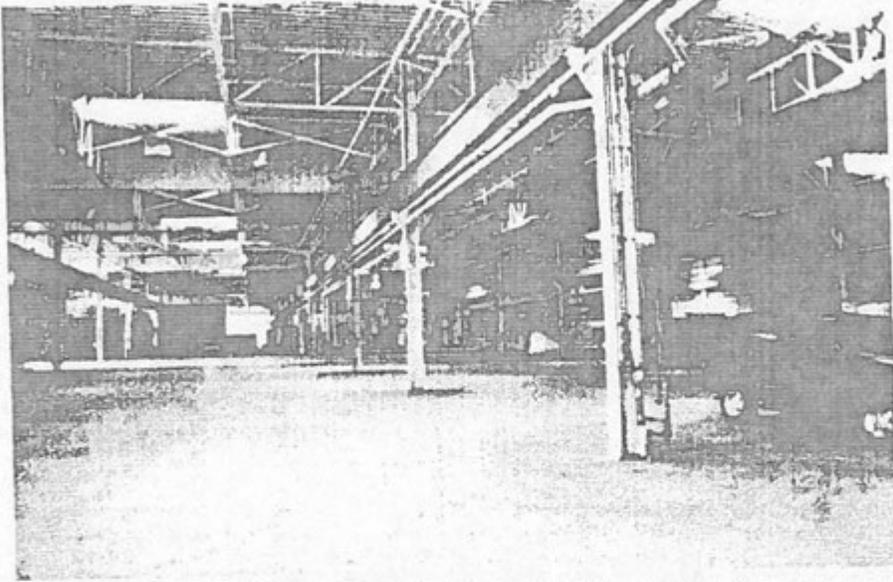
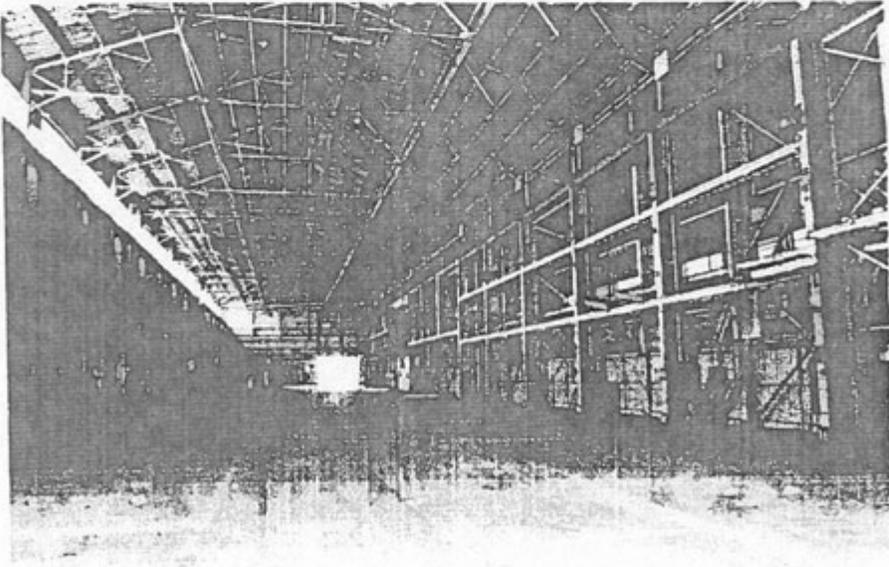


Photo 23: 1115-1125 Coleman Avenue (Armored Vehicle Factory - Building #2, view of interior)



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Photo 24: 1115-1125 Coleman Avenue (Building #10, view from southeast)

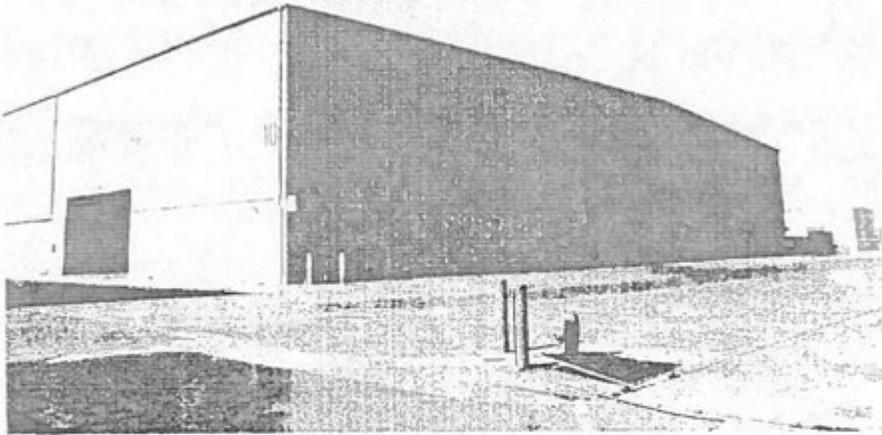
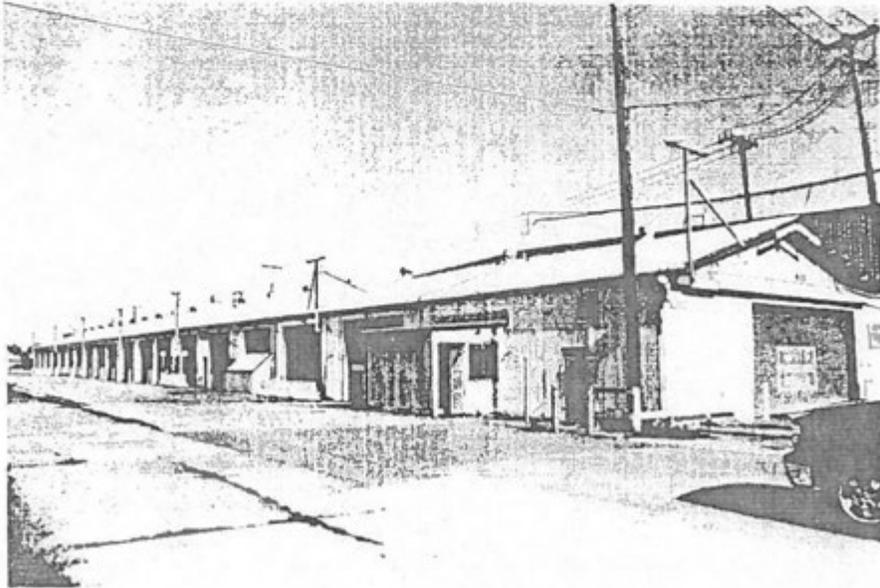


Photo 25: 1115-1125 Coleman Avenue (Building #4, view from southwest)



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Photo 26: 1115-1125 Coleman Avenue (Test Track, view from southeast)

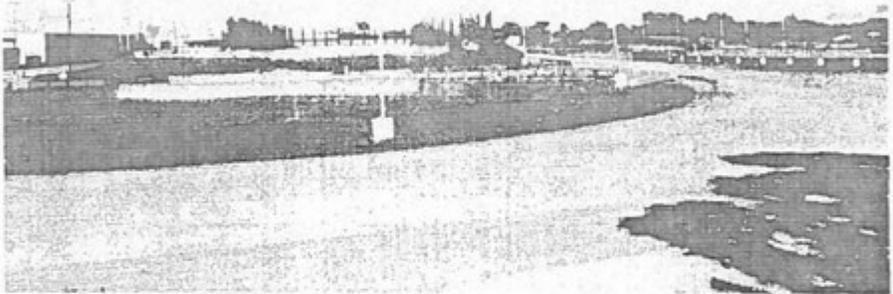
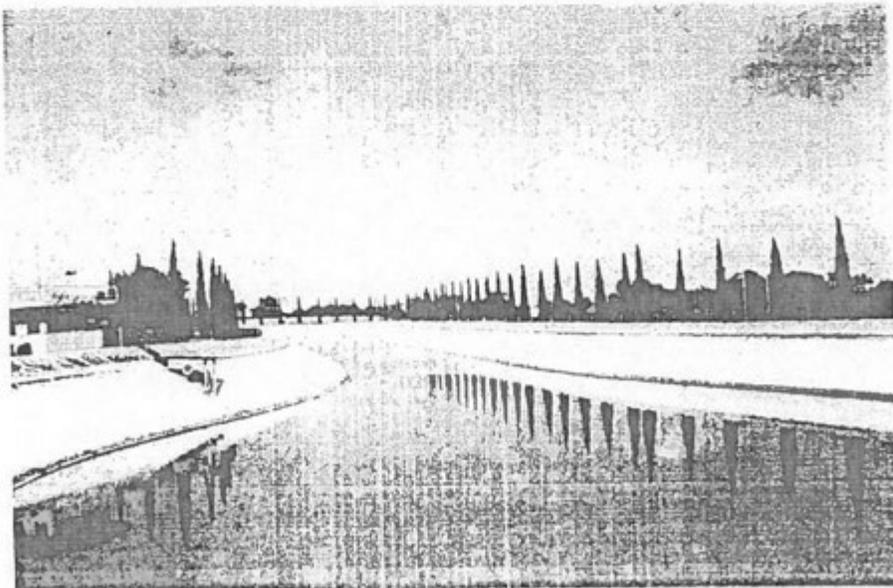


Photo 27: 1115-1125 Coleman Avenue (Test Basin, view from southeast)



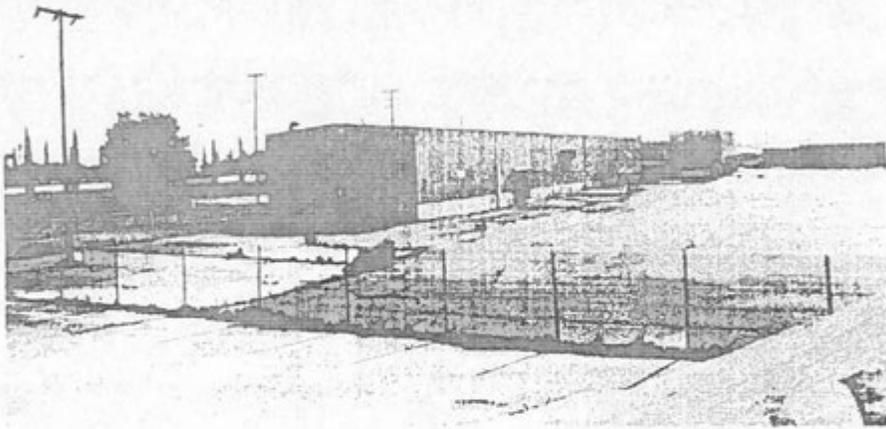
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Photo 28: 1115-1125 Coleman Avenue (Building 11, view from northwest)



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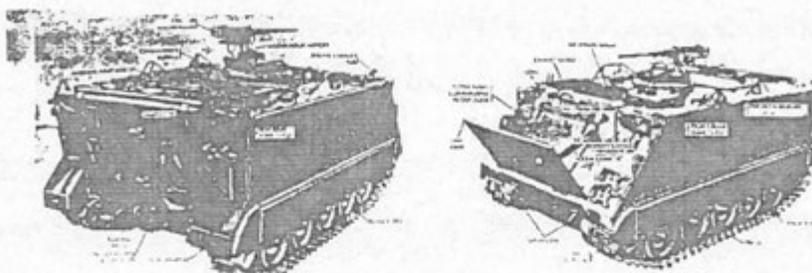
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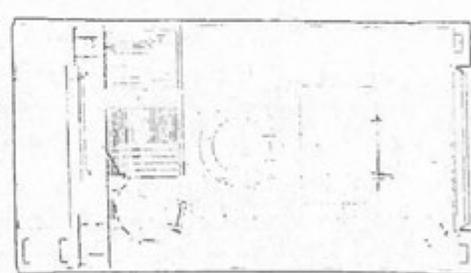
Various components of the armored personnel carrier (M113) are identified in the photographs above. The open top of the troop compartment is illustrated below at the right.

Both the driver and commander also were adjustable in height to permit operation with their heads exposed in the open hatches. The remaining 11 crew members were seated on folding benches on each side of the troop compartment and on a jump seat in the center behind the commander's seat.



Armored Personnel Carrier M113

The troop seating arrangement in the M113 can be seen in the top view at the right.



Dimensions in inches

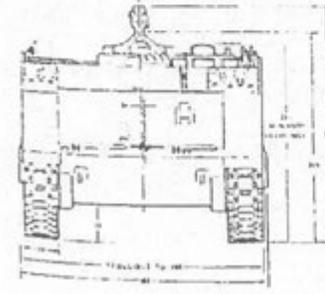
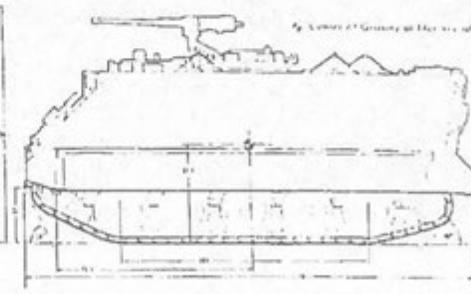



Fig. 2. Vehicle of Germany at the ...

83

Figure 2: M113 armored vehicle
 (source: *The Bradley: a History of American Fighting and Support Vehicles*, R.P. Hunnicutt, 1999)

DPR 523L (1/95)

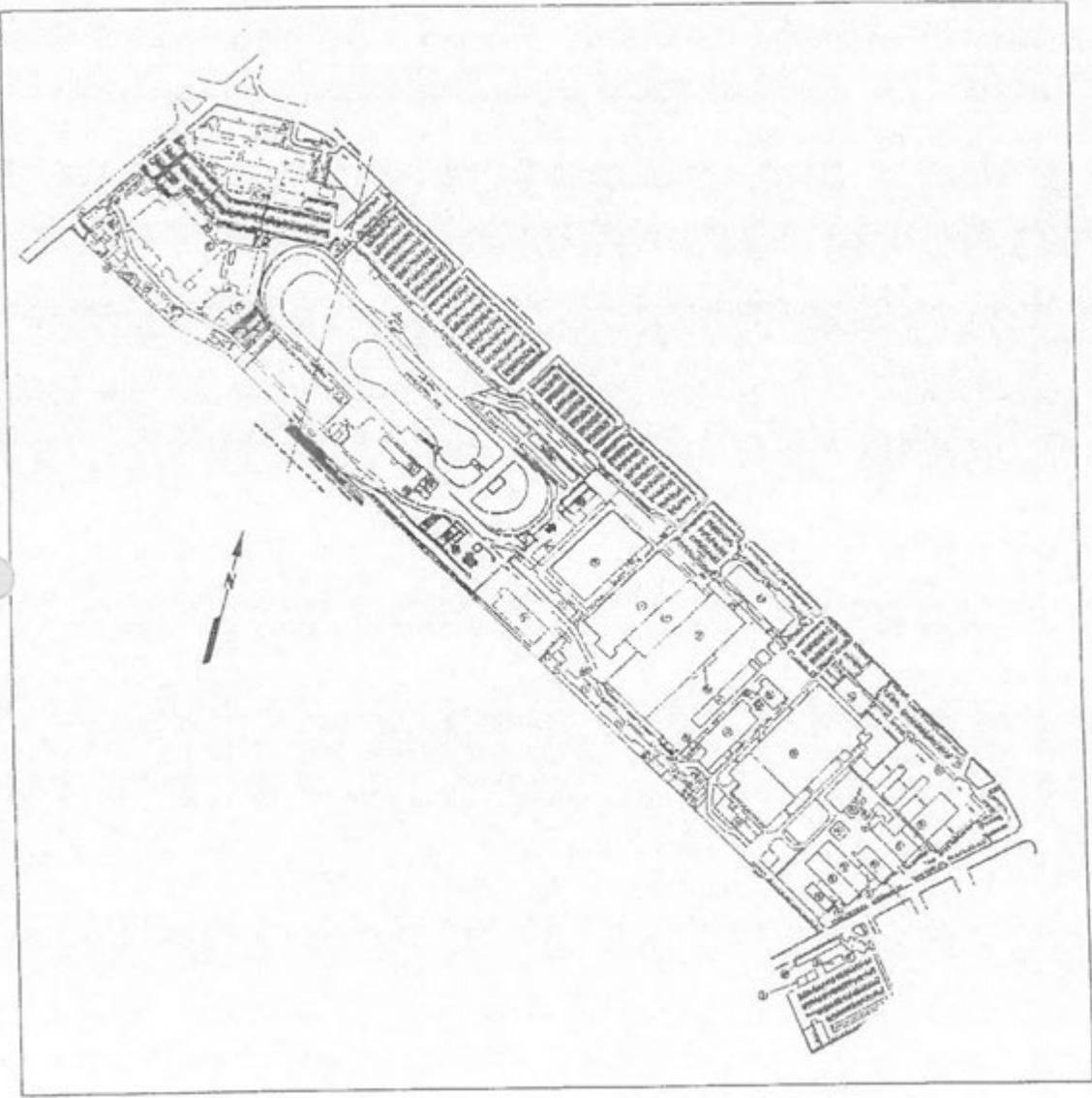
* Required Information

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FMC Site Plan

DPR 523L (1/95) * Required Information

APPENDIX C:

SHPO Correspondence Regarding 2003 HRER

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

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@mail2.quiknet.com



June 9, 2003

REPLY TO: FTA030325A

Leslie T, Rogers, Regional Administrator
Federal Transit Administration, Region IX
201 Mission Street, Suite 2210
SAN FRANCISCO CA 94105-1839

Re: Silicon Valley Rapid Transit Corridor Project, San Jose, Santa Clara County.

Dear Mr. Rogers:

Thank you for submitting to our office your March 19, 2003 letter, Historic Resources Evaluation Report (HRER), and Archeological Survey and Sensitivity Report (ASSR) regarding the proposed Silicon Valley Rapid Transit Corridor Project (SVRTC) in the City of San Jose, Santa Clara County. The SVRTC would enhance regional connectivity through expanded, interconnected rapid transit services between Bay Area Rapid Transit (BART) in Fremont and light rail and Caltrain in Silicon Valley. The project would improve public transit services by providing increased transit capacity, more convenient access to services, and the alleviation of severe and ever-increasing traffic congestion on the Interstate 880 (I-880), and I-680 freeways between Alameda and the Silicon Valley.

The SVRTC includes two "build" alternatives that would meet the project purpose and need. The "build" alternatives include:

- The "New Starts" Baseline Alternative, which would build upon existing, planned, and programmed transportation improvements in the corridor with additional express bus service and other associated improvements.
- The BART Extension Alternative, which would extend the BART system approximately 16.3 miles from the planned Warm Springs BART Station in Fremont, south along the Union Pacific Railroad (UPRR) to Santa Clara Street in San Jose, then west in a subway under public and private property through east and downtown San Jose, to terminate at grade near the Santa Clara Caltrain Station. This alternative would include seven stations plus one optional station along the alignment.

The architectural and archeological Areas of Potential Effects (APEs) for these project alternatives extend from Fremont southward through the City of Milpitas to eastern San Jose, where it turns west running through San Jose and then northwest into the City of Santa Clara. The APEs also encompass an area at the north end of the project between I-680 and I-880, as well as a discontinuous area at the I-880/Montague Expressway interchange. The APEs include the Union Pacific Railroad (UPRR) right-of-way from Fremont to San Jose to encompass BART extension alignment tracks. Much of this portion will contain areas to allow for BART operational stations and substations, parking areas, and turn-around tracks. For the archeological APE, where the alignment

is a subway, parcels surrounding facilities that connect from the surface to the 40-50 foot deep tunnel are included; and the bored tunnel is not. For the architectural APE a buffer zone immediately adjacent to surface construction and the legal parcels immediately above the work for tunneled portions of the project are included. The project APEs, with one exception, appear adequate and meet the definitions set forth in 36 CFR 800.16(d). I recommend that the FTA either revise the archeological APE for the BART Extension Alternative to include the bored, 40-50 foot deep tunnel, or make explicit the agency's rationale for excluding the tunnel from that APE.

FTA is seeking my comments on its determination of the eligibility of 250 pre-1962 architectural buildings and structures within the architectural APE for inclusion on the National Register of Historic Places (NRHP) in accordance with 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act. A review of the HRER leads me to make the following comments regarding these properties:

- The twenty (20) architectural properties noted in the HRER as listed on the NRHP or previously determined, by consensus, to be eligible for inclusion on the NRHP are still eligible properties under applicable criteria established by 36 CFR 60.4.
- I concur that the following architectural properties are eligible for inclusion on the NRHP under applicable criteria established by 36 CFR 60.4:
 1. Five Wounds Church, 1375 East Santa Clara Street, San Jose, Criteria A and C.
 2. Mayfair Theater, 1191 East Santa Clara Street, San Jose, Criterion C.
 3. Residence at 1169 East Santa Clara Street, San Jose, Criterion C
 4. Fox Building, 40 N. 4th Street, San Jose, Criterion C.
 5. San Jose Building and Loan, 81 West Santa Clara Street, San Jose, Criterion C.
 6. James Clayton Building, 34 West Santa Clara Street, San Jose, Criteria A and C.
 7. Structure at 51 N. San Pedro Street (Spaghetti Factory), San Jose, Criterion A.
 8. Calpak/Del Monte Plant #51, 50 Bush Street, San Jose, Criterion A and C.
 9. 848 The Alameda, San Jose, Criterion C
 10. Residence at 176 North Morrison Avenue, San Jose, Criterion C
 11. Muirson Label and Crate Company building, 421-435 Stockton Avenue, San Jose, Criterion A and C.

The Five Wounds Church building and its attached Rectory have strong

associations with the cultural and social history of San Jose's Portuguese community. The church building is probably the only religious structure in the Bay Area that fully exhibits the elements of the Portuguese Baroque Revival architectural style. The remaining structures eligible under Criterion A have strong associations with the development of significant commercial enterprises in the San Jose area that involved food processing, banking, and agriculture-associated manufacturing. These structures eligible under Criterion C appear to have retained sufficient integrity of design, materials, and workmanship to convey both their architectural style and historic period of significance.

A number of other structures were deemed eligible in the HRER under Criterion A. However, I felt the HRER did not provide compelling evidence of any of these structures' associations with significant historical events. The historical themes cited for their significance under Criterion A were not sufficiently developed to justify these properties inclusion on the NRHP. As a result these structures are included with the remaining pre-1962 structures cited in the HRER that are not eligible for inclusion on the NRHP under any of the criteria established by 36 CFR 60.4. The structures have no strong associations with significant historical events or persons and are not examples of outstanding architectural or engineering design or function.

FTA is also seeking my concurrence on the adequacy of the archeological inventory and the ASSR, and is requesting that I endorse the agency's proposed strategy for the further identification and management of archeological properties. The inventory of archeological in the ASSR would be adequate as the first part of a phased process of identification and evaluation under 36 CFR 800.4(b)(2) if FTA were to propose such a process. I would reconsider FTA's strategy for the further identification and management of archeological properties to present potential subsequent phases of that process, and I would want to consult with FTA on those subsequent phases.

Thank you again for seeking my comments on your project. If you have any question, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Knox Mellon".

Dr. Knox Mellon
State Historic Preservation Officer

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

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caishpo@mail2.quiknet.com



July 9, 2003

REPLY TO: FTA030325A

Leslie T, Rogers, Regional Administrator
Federal Transit Administration, Region IX
201 Mission Street, Suite 2210
SAN FRANCISCO CA 94105-1839

Re: Silicon Valley Rapid Transit Corridor Project, San Jose, Santa Clara County.

Dear Mr. Rogers:

It has been brought to my attention by Meta Bunse of JRP Historical Consulting (JRP) that further clarification is needed regarding my concurrence on the National Register of Historic Places (NRHP) eligibility of seven architectural properties located within the Area of Potential Effects (APE) of the Silicon Valley Rapid Transit Project in the City of San Jose in Santa Clara County. In my letter of June 9, 2003 I provided comments on the NRHP eligibility of architectural properties evaluated in Volumes I and II of the Historic Resources Evaluation Report (HRER) (JRP, January 2003) provided for my review by the Federal Transit Administration (FTA). My letter apparently neglected to include comments on the NRHP eligibility of seven architectural properties noted in the HRER. Due to this oversight, I am providing FTA with the following supplemental comments regarding the aforementioned properties:

- 884 E. Santa Clara Street - This property is not eligible for inclusion on the NRHP under any of the criteria established by 36 CFR 60.4. The structure has no strong associations with significant historical events or persons, and is an interesting, but not outstanding, example of its architectural type (Romanesque/Baroque).
- 17-25 E. Santa Clara Street - This property is not eligible for inclusion on the NRHP under any of the criteria established by 36 CFR 60.4. The structure has undergone numerous changes to its exterior and interior and does not retain sufficient integrity of design, materials, and workmanship to individually qualify for inclusion on the NRHP.
- 127-145 Post Street and 33-45 S. Market Street - These properties are not individually or collectively eligible for inclusion on the NRHP under any of the criteria established by 36 CFR 60.4. These structures have associations with the development of the early commercial development in the downtown San Jose area, but are not distinguished representatives of any particular architectural type. Both structures have also undergone numerous changes to their exteriors and interiors and do not retain sufficient integrity to convey their associations with their historic periods of significance.

- 101 W. Santa Clara Street - This building is eligible for inclusion on the NRHP under Criterion C as defined in 36 CFR 60.4. The building is a good example of the late Art Deco architectural style and has retained its integrity of design, materials, workmanship, feeling and association with its historic period of significance (1942 to 1953).
- 151 W. Santa Clara Street - Given the number of uses this building has served during its existence, it is unclear from the documentation how extensive any alterations to the structure may have been. Until this issue is clarified by additional documentation, I recommend that, for purposes of this project, the structure retain its status of appearing eligible for inclusion on the NRHP.
- 161-167 W. Santa Clara - In our letter of June 4, 1996 (HUD960122C), this property was determined, by consensus, to be ineligible for inclusion on the NRHP. A review of the HRER provides no evidence that compels me to reverse my original consensus finding on this property's NRHP eligibility.
- Santa Clara Tower, Benton Street and Railroad Avenue - As noted in my letter of December 9, 2002 (FTA021021A), I concurred with FTA's determination that this property was eligible for inclusion on the NRHP under Criterion C as defined by 36 CFR 60.4. I stand by my finding of NRHP eligibility for this structure.

Thank you again for providing me the opportunity to clarify my comments on the above properties. If you have any questions, please contact staff historian Clarence Caesar by phone at (916) 653-8902, or by e-mail at ccaes@ohp.parks.ca.gov.

Sincerely,



Dr. Knox Mellon
State Historic Preservation Officer

Cc: Meta Bunse, JRP Historical Consulting