

*Appendix B:*  
***DPR 523 FORMS***



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_


Page 1 of 4

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

P1. Other Identifier: \_\_\_\_\_

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 Location:  Not for Publication  Unrestricted  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

\*a. County Alameda

\*b. USGS 7.5' Quad Niles  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address Tavis Place (Prune Avenue) City Fremont Zip 94538

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: 519-1310-039

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

The property described on this form is located at the east end of Tavis Place adjacent to the former Southern Pacific Railroad tracks. Tavis Place was once Prune Avenue, which crossed the railroad tracks in an east-west alignment. This property includes four buildings. Access to the property was limited to adjacent streets, and heavy vegetation obscured the view of some buildings. The main building is a rectangular wood frame house with a side gable roof, shown in **Photograph 1**. An extension located on the south side of the building is covered with a shed roof. Both roof sections are clad in composite shingles. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property, (HP4) Ancillary Buildings

\*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, September 25, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1950s, USGS Quad Maps

\*P7. Owner and Address:  
PG&E Company  
P.O. Box 770000  
San Francisco, CA 94177

\*P8. Recorded by: (Name, affiliation, address)  
Christopher McMorris  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: September 25, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: none

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1950s; alternations 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 the east end of Tavis Place (formerly Prune Avenue) does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Warm Springs, one of several small communities that developed in the Southern Alameda County Washington Township, retained its rural character well into the twentieth century. For the most part, individual farmers farmed their own land and many farms remained in families for several generations. Farms generally ranged between ten and one hundred acres in size, and most were planted in orchards and grapes. This property appears to have had several owners. It is likely that it was agricultural land throughout its history until acquired by Pacific Gas and Electric (PG&E). County mapping indicates that in the late nineteenth century, the area where this property now sits was part of a forty-acre parcel of land that spanned both sides of the railroad line. (See Continuation Sheet)

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

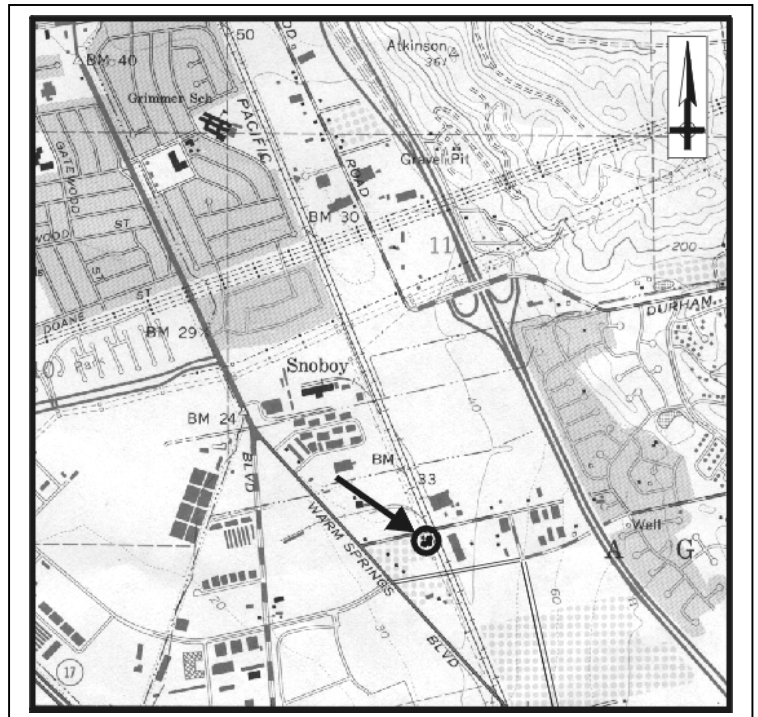
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; United States Federal Population Schedules, Alameda County, Warm Springs District, 1910-130; USGS Quadrangles, Livermore, 1940, Niles, Calif, 1953-1980; Official Maps of Alameda County, 1889-1915.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The exterior is clad in shiplap wood siding. A front porch runs the length of the building and is sheltered by a metal roof supported by metal corner posts. The windows and doors are boarded and the building appears to be unoccupied and abandoned. A wood frame carport is attached to the east end of the building. The second building is a rectangular wood frame garage topped by a front gable roof. Hinged wood doors are set in the east side of the building. The remaining two outbuildings were partially obstructed by heavy vegetation and were not fully visible. Both are wood-sided, one with a gable roof and one with a shed roof. It is unclear what their original functions were. **Photograph 2** shows the side of the garage and the ancillary buildings.

### **B10. Significance (continued):**

In 1889 J. D. Hoffman and a Mr. Beard jointly owned the parcel. By 1910 property ownership had transferred to Anne Bushnell, who appears to have rented out the land. Five years later, L. E. Mott owned the parcel. Mapping from 1932 indicates that property subdivision created a 7.5-acre parcel west of the railroad, the location of this property. Major changes occurred in the Warm Springs area in the decade after World War II as the greater Bay Area developed and land in rural South Alameda County became more desirable for suburban development. Agricultural lands were and continue to be subdivided into smaller farming operations. Research in property records and city directories did not indicate who resided here after 1950, or what their ties were to Warm Springs and Fremont. It is also unclear when PG&E purchased the property.

While this property is associated with the agricultural history of Warm Springs, neither the property itself, nor any of the past owners, appear to have important associations with that historical context, or with significant events or trends in local, state, or national history (Criteria A and B). As stated, it is unclear who resided here after 1950, but research does not indicate the presence of any known historic person associated with this property. The buildings on this property are examples of architectural styles common to rural properties in the area, but do not appear to be important for their type, period, or method of construction. The buildings also do not appear to be the work of a master architect or builder and do not possess high artistic value (Criterion C). In addition, the buildings on this property have not yielded, nor will likely yield, information important to history (Criterion D). Furthermore, this property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

Page 4 of 4

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

\*Recorded by Christopher McMorris \*Date September 25, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** Main residence, camera facing west, September 25, 2002.

**P1. Other Identifier:** 3236 Tavis Place

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

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

\*b. USGS 7.5' Quad Niles 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 3236 Tavis Place City Fremont Zip 94538-6140

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: 519-1310-005-04

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

The rural property at the southeast corner of Old Warm Springs Boulevard and Tavis Place incorporates six buildings on a 4.89-acre parcel, including a main residence, a garage, and four shed structures. Much of the property is surrounded by heavy vegetation, as shown in **Photograph 1**, and it was inaccessible beyond adjacent streets. The main residence, constructed in 1944, is a small rectangular one-story wood frame house capped with a side gable rolled composite shingle roof, with a full length porch roof supported by wood square posts. Its walls are sheathed in horizontal v-groove siding as seen in **Photograph 2**. (See Continuation Sheet)

\*P3b. **Resource Attributes:** (List attributes and codes) (HP2) single family residence, (HP33) Farm/Ranch

\*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 northeast, September 25, 2002.

\*P6. **Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1944, County Assessor's record

\*P7. **Owner and Address:**

Balch Ents Inc. Co.  
30960 Huntwood Avenue  
Hayward, CA 94544-7006

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

Christopher McMorris  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. **Date Recorded:** September 25, 2002

\*P10. **Survey Type:** (Describe)

Intensive



\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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/agriculture B4. Present Use: none

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1944, 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.)

The property at 3236 Tavis Place does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Warm Springs, one of several small communities that developed in the Southern Alameda County Washington Township, retained its rural character well into the twentieth century. For the most part, individual farmers farmed their own land and many farms remained in families for several generations. Farms generally ranged between ten and one hundred acres in size, and most were planted in orchards and grapes. This property appears to have had several owners and has been agricultural throughout its history. County mapping indicates that in the late nineteenth century, the area where this property now sits was part of a forty-acre parcel of land that spanned both sides of the railroad line. (See Continuation Sheet)

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

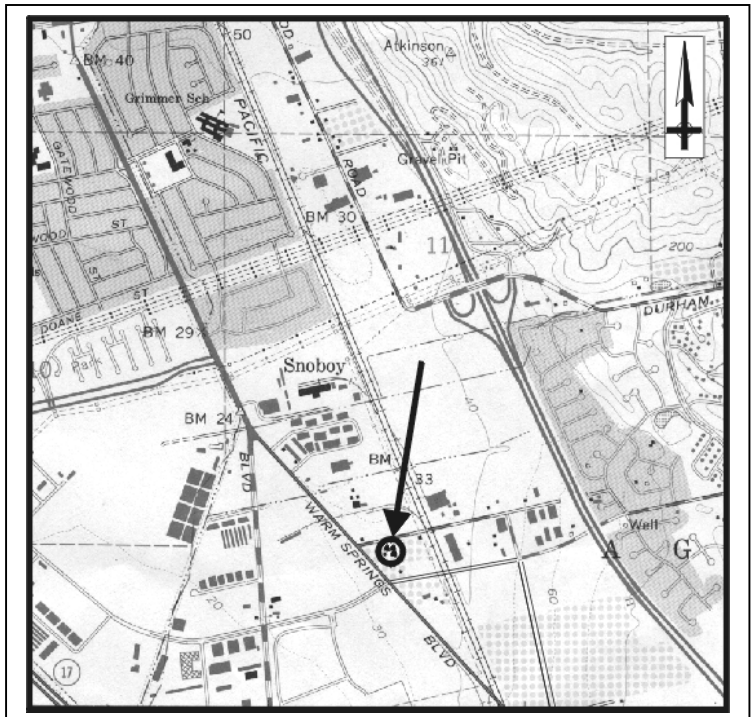
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; United States Federal Population Schedules, Alameda County, Warm Springs District, 1910-130; USGS Quadrangles, Livermore, 1940, Niles, Calif, 1953-1980; Official Maps of Alameda County, 1889-1915.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: October 2002

(This space reserved for official comments.)





**P3a. Description (continued):**

A two-car garage capped with a side-gable rolled composite shingle roof is located north of the main residence, as seen in **Photograph 3**. It is sheathed in a combination of vertical wood planks and shingle siding, with fenestration consisting of 3/3 windows is set in fixed wood frames. Additional outbuildings surrounding the main residence include three wood frame sheds with wood siding and a fourth open metal frame shed as seen in **Photograph 4**. Many of the buildings are boarded up and in disrepair. The property appears to be abandoned.

**B10. Significance (continued):**

J. D. Hoffman and a Mr. Beard, joint owners of the property, acquired part of Rancho del Aqua Caliente land in the Warm Springs District previous to 1889. By 1910 property ownership had transferred to Anne Bushnell, who appears to have rented out the land. Five years later, L. E. Mott owned the parcel. Mapping from 1932 indicates that property subdivision created a 7.5-acre parcel west of the railroad, the location of this property.

Major changes occurred in the Warm Springs area in the decade after World War II, as the greater Bay Area developed and land in rural South Alameda County became more desirable for suburban development. Agricultural lands were and continue to be subdivided into smaller farming operations. It is likely the Tavis family acquired the property during this period and subsequently subdivided the 7.5-acre parcel into today's configuration. It is also likely that some buildings were built during their ownership.

While this property is associated with the agricultural history of Warm Springs, neither the property itself, nor any of the owners, appear to have important associations with that historical context or with significant events or trends in local, state, or national history (Criteria A and B). The buildings on this property are examples of architectural styles common to rural properties in the area and do not appear to be important for their type, period, or method of construction. The buildings also do not appear to be the work of a master architect or builder and do not possess high artistic value (Criterion C). In addition, the buildings on this property have not yielded, nor will likely yield, information important to history (Criterion D). Furthermore, 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 meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Main residence, camera facing southwest, September 25, 2002.



**Photograph 3.** Garage, camera facing southwest, September 25, 2002.

Page 5 of 5

\*Resource Name or # (Assigned by recorder) Map Reference #01-02

\*Recorded by Christopher McMorris \*Date September 25, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 4.** Wood frame sheds, camera facing southwest, September 25, 2002.

**P1. Other Identifier:** 44758 Old Warm Springs Boulevard

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

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

\*b. USGS 7.5' Quad Niles, Calif.  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 44758 Old Warm Springs Boulevard City Fremont Zip 94538

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: 519-1310-004-01

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

This single-family residence sits on a 1.25-acre parcel near the northeast corner of South Grimmer Boulevard and Old Warm Springs Boulevard. The structure is wood frame, sheathed in shingle siding and topped with a side-gable rolled composite shingle roof with unboxed eaves and exposed rafter tails. A brick chimney is located on the east side of the house and a front gable porch is centrally located on the west side as shown in **Photograph 1**. Additions are located on the north end and east side of the building as shown in **Photograph 2**. Windows are boarded up and the property appears to be abandoned. A garage capped with a rolled composite shingle roof and clad in wood siding is located directly south of the main residence.

\*P3b. **Resource Attributes:** (List attributes and codes) (HP2) Single Family Property

\*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 northeast, September 25, 2002.

\*P6. **Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

ca. 1950s, USGS Quad Maps

\*P7. **Owner and Address:**

Balch Ents Inc Co  
30960 Huntwood Avenue  
Hayward, CA 94544

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

Christopher McMorris  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. **Date Recorded:** September 25, 2002

\*P10. **Survey Type:** (Describe)

Intensive



\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: none

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1950s; 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.)

The property at 44758 Old Warm Springs Boulevard does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Warm Springs, one of several small communities that developed in the Southern Alameda County Washington Township, retained its rural character well into the twentieth century. For the most part, individual farmers farmed their own land and many farms remained in families for several generations. Farms generally ranged between ten and one hundred acres in size, and most were planted in orchards and grapes. This property appears to have had several owners, but appears to have been an agricultural property throughout its history. County mapping indicates that in the late nineteenth century, the area where this property now sits was part of a forty-acre parcel of land that spanned both sides of the railroad line. (See Continuation Sheet)

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

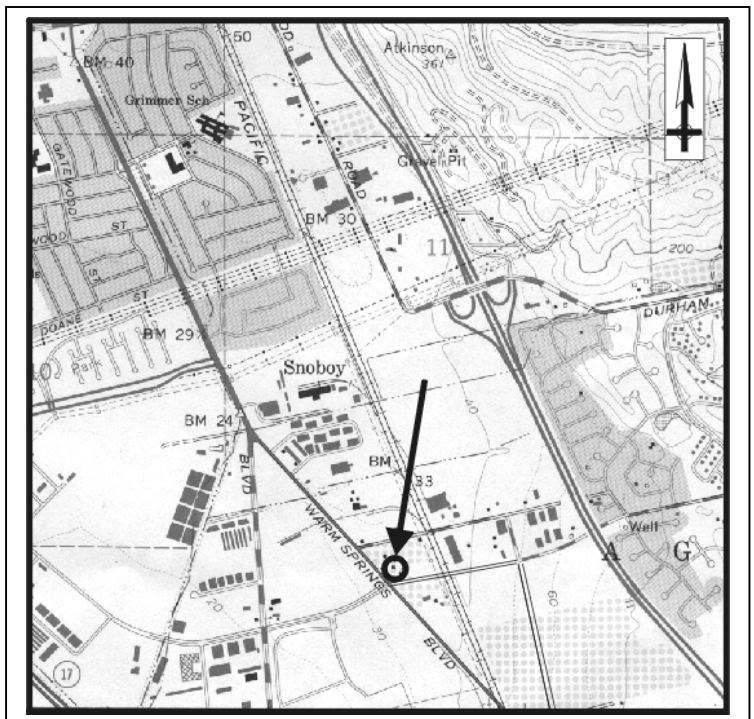
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; United States Federal Population Schedules, Alameda County, Warm Springs District, 1910-130; USGS Quadrangles, Livermore, 1940, Niles, Calif, 1953-1980; Official Maps of Alameda County, 1889-1915.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

J. D. Hoffman and a Mr. Beard, joint owners of the property, acquired part of Rancho del Aqua Caliente land in the Warm Springs District prior to 1889. By 1910 property ownership had transferred to Anne Bushnell, who appears to have rented out the land. Five years later, L. E. Mott owned the parcel. Mapping from 1932 indicates that property subdivision created a 7.5-acre parcel west of the railroad, the location of this property. Major changes occurred in the Warm Springs area in the decade after World War II as the greater Bay Area developed and land in rural South Alameda County became more desirable for suburban development. Agricultural lands were and continue to be subdivided into smaller farming operations. It is likely the Tavis family acquired the property during this period and subsequently subdivided the 7.5-acre parcel into today's configuration. This property is currently 1.28 acres in size and the buildings were probably constructed by the Tavis family, who owned the property until 2000.

While this property is associated with the agricultural history of Warm Springs, neither the property itself, nor any of the owners, appear to have important associations with that historical context or with significant events or trends in local, state, or national history (Criteria A and B). The buildings on this property are examples of architectural styles common to rural properties in the area and do not appear to be important for their type, period, or method of construction. The buildings also do not appear to be the work of a master architect or builder and do not possess high artistic value (Criterion C). In addition, the buildings on this property have not yielded, nor will likely yield, information important to history (Criterion D). Furthermore, 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 meet the significance criteria as outlined in these guidelines.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #01-03

\*Recorded by Christopher McMorris \*Date September 25, 2002  Continuation  Update

**Photographs (continued):**




**Photograph 2.** Camera facing southwest, September 25, 2002.

**P1. Other Identifier:** 44788 Old Warm Springs Boulevard

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

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

\*b. USGS 7.5' Quad Niles  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 44788 Old Warm Springs Boulevard City Fremont Zip 94538-6156

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: 519-1310-003-04

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

This two-acre parcel incorporates three buildings: the main residence, an outbuilding, and a barn or shed. The main building is a wood frame Ranch style house, clad in stucco and capped with a side gable rolled composite shingle roof. A metal frame side porch is located on the south side of the building, with fenestration consisting of both vinyl and aluminum windows. A wood sided outbuilding topped by a water tower frame is located south of the main residence. Immediately to the east of this outbuilding sits a barn, its walls sheathed in wood and metal. Both of these outbuildings are covered by rolled composite roofing material. The property is surrounded by metal wire fencing and heavy vegetation obscures some views of the buildings.

\*P3b. **Resource Attributes:** (List attributes and codes) (HP2) Single Family Property, (HP4) Ancillary 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, September 25, 2002

\*P6. **Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1950s, USGS Quad Maps

\*P7. **Owner and Address:**  
Balch Ent's Inc. Co.  
30960 Huntwood Avenue  
Hayward, CA 94544-7006

\*P8. **Recorded by:** (Name, affiliation, address)  
Christopher McMorris  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. **Date Recorded:** September 25, 2002

\*P10. **Survey Type:** (Describe)  
Intensive



\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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) \_\_\_\_\_



OP1. Other Identifier: 44710 Fremont Boulevard

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

\*a. County Alameda

\*b. USGS 7.5' Quad Niles 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 44710 Fremont Boulevard City Fremont Zip 94538

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: 519-0900-007-03

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

This metal frame front gable building sits on a fifteen-acre parcel adjacent to Fremont Boulevard, north of South Grimmer Boulevard. The barn is capped with a front gable corrugated metal roof and has corrugated metal siding. Fiberglass panels are located at various sections of the barn to provide some interior light. Sliding metal doors are located on the west and north sides of the building. A plaque at the peak of the gable reveals that barn was built by San Jose Steel Company.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial 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, September 25, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1950s, USGS Quad Maps

\*P7. Owner and Address:  
Serra Corporation  
4174 Technology Drive  
Fremont, CA 94538

\*P8. Recorded by: (Name, affiliation, address)  
Christopher McMorris  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: September 25, 2002

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: light industrial/warehouse B4. Present Use: light industrial/warehouse

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1950s; alterations unknown

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: unknown b. Builder: San Jose Steel Company

\*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 44710 Fremont Boulevard does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Warm Springs, one of several small communities that developed in the Southern Alameda County Washington Township, retained its rural character well into the twentieth century. For the most, part individual farmers farmed their own land and many farms remained in families for several generations. Farms generally ranged between ten and one hundred acres in size, and most were planted in orchards and grapes. In the late nineteenth century, the area where this property now sits was part of the 140-acre parcel of land owned by John Redding. The Redding family acquired part of Rancho del Aqua Caliente in the Warm Springs District previous to 1889. The property was developed into orchards and the Redding family continued farming the tract into the 1940s. (See Continuation Sheet)

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

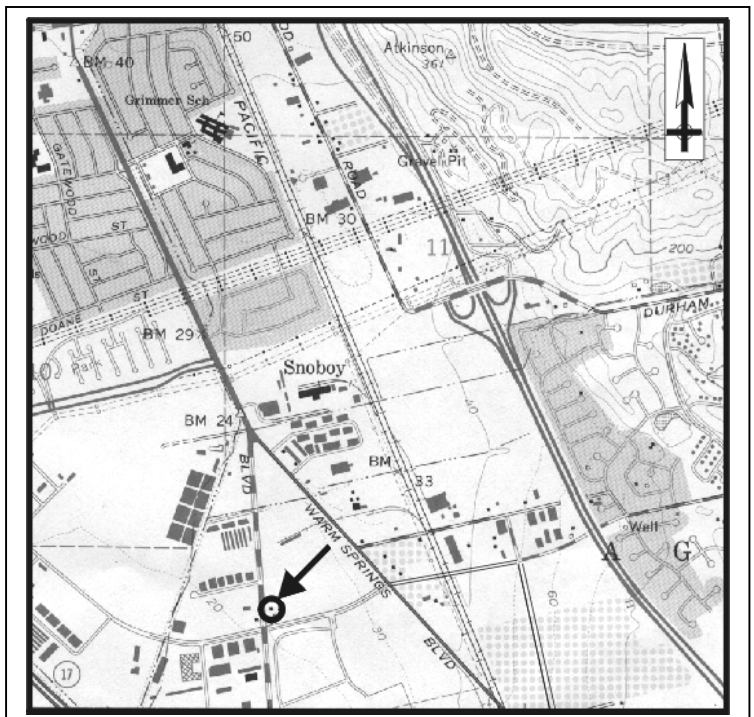
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; United States Federal Population Schedules, Alameda County, Warm Springs District, 1910-130; USGS Quadrangles, Livermore, 1940, Niles, Calif, 1953-1980; Official Maps of Alameda County, 1889-1915.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

Major changes occurred in the Warm Springs area in the decade after World War II as the greater Bay Area developed and land in rural South Alameda County became more desirable for suburban development. Agricultural lands were subdivided into smaller farming operations. The Redding property probably was subdivided during this period into the current configuration of parcels ranging in size from one to ten acres. The resource addressed on this form, a metal frame building constructed in the 1950s, probably dates from the period after subdivision occurred.

In response to growing post war development pressures, five towns in Southern Alameda County, including Warm Springs, incorporated into the City of Fremont in 1956. The new city planned for a major industrial area in its south end, in the Warm Springs District. The new Nimitz freeway and two rail lines, Southern Pacific Railroad and Western Pacific Railroad, provided transportation links into this largely undeveloped land. The transportation access and inexpensive property gave General Motors Corporation the necessary incentive to choose the Warm Springs District as the location for an auto assembly plant.<sup>1</sup> General Motors purchased the property located south of Grimmer Boulevard on Fremont Boulevard in 1962 as part of the multi-acre auto assembly plant complex, and opened its plant in 1964. The building at 44710 Fremont Boulevard predates the General Motors acquisition and does not appear to have been part of the assembly plant, although the company later owned the property.

While this property may be associated with the agricultural and industrial history of Warm Springs, neither the property itself, nor the Redding family, appear to have important associations with that historical context or with significant events or trends in local, state, or national history (Criteria A and B). The building on this property is an example of an architectural style common to rural properties in the area, and does not appear to be important for its type, period, or method of construction. The building does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). It has not yielded, nor will likely yield, information important to history (Criterion D). Although the building on this property retains some historic integrity, the property lacks historic and architectural significance. Furthermore, this property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> "A Geographic Profile of Fremont, California: Fremont's Economy," April 25, 2000, website accessed Sept. 30, 2002, [http://geography.berkeley.edu/ProjecsResouces/Community.../Fremont\\_landuse.htm](http://geography.berkeley.edu/ProjecsResouces/Community.../Fremont_landuse.htm).

**BUILDING, STRUCTURE, AND OBJECT RECORD**

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use single family property B4. Present Use: single family property

\*B5. Architectural Style: Ranch and Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1950s, alternations 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 44758 Old Warm Springs Boulevard does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Warm Springs, one of several small communities that developed in the Southern Alameda County Washington Township, retained its rural character well into the twentieth century. For the most part, individual farmers farmed their own land and many farms remained in families for several generations. Farms generally ranged between ten and one hundred acres in size, and most were planted in orchards and grapes. This property appears to have had several owners, but the property appears to have been agricultural throughout its history. County mapping indicates that in the late nineteenth century the area where this property now sits was part of the forty-acre parcel of land that spanned both sides of the railroad line. J. D. Hoffman and a Mr. Beard, joint owners of the property, acquired part of Rancho del Aqua Caliente in the Warm Springs District previous to 1889. By 1910 property ownership had transferred to Anne Bushnell, who appears to have rented out the land. (See Continuation Sheet)

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

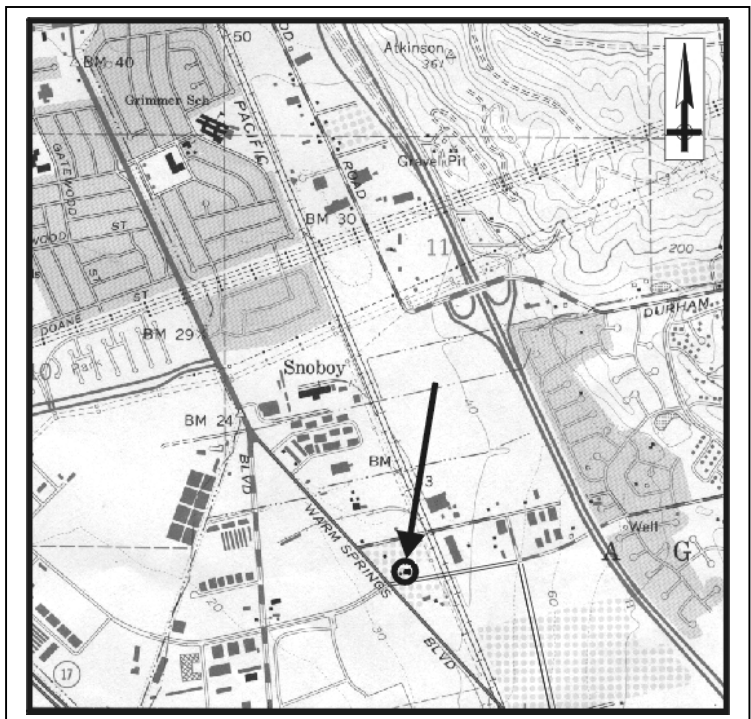
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; United States Federal Population Schedules, Alameda County, Warm Springs District, 1910-130; USGS Quadrangles, Livermore, 1940, Niles, Calif, 1953-1980; Official Maps of Alameda County, 1889-1915.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

In 1915 L. E. Mott owned the parcel. Mapping from 1932 indicates that property subdivision created a 7.5-acre parcel west of the railroad, the location of the current property. Major changes occurred in the Warm Springs area in the decade after World War II, as the greater Bay Area developed and land in rural South Alameda County became more desirable for suburban development. Agricultural lands were and continue to be subdivided into smaller farming operations. It is likely the Tavis family acquired the property during this period and subsequently subdivided the 7.5-acre parcel into today's configuration. The residence and outbuildings on this two-acre parcel were most likely constructed by the Tavis family, who retained the property into the late 1990s. Though mapping indicates that property was constructed in the 1950s, the water tank frame suggests an earlier construction date. The farm's water tank building may date from the early twentieth century in situ or have been moved onto this property.

While this property is associated with the agricultural history of Warm Springs, neither the property itself, nor any of the owners, appear to have important associations with that historical context or with significant events or trends in local, state, or national history (Criteria A and B). The buildings on this property are examples of architectural styles common to rural properties in the area and do not appear to be important for their type, period, or method of construction. The buildings also do not appear to be the work of a master architect or builder, and do not possess high artistic value (Criterion C). In addition, the buildings on this property have not yielded, nor will likely yield, information important to history (Criterion D). Furthermore, this property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Main residence, camera facing southwest, September 25, 2002.

**P1. Other Identifier:** 44960 Lopes Court

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

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

\*b. USGS 7.5' Quad Niles 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 44960 Lopes Court City Fremont Zip 94538-6142

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: 519-1310-049

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

The property at 44960 Lopes Court, shown in **Photograph 1**, is a 6.72-acre parcel containing three residences, a detached garage, and a barn. The largest of the residences was built in 1962. This house is a T-shaped, stucco clad, Ranch style residence, the central section running east/west with a gable roof section running north/south. The roof is covered with composite shingles, and a large chimney is located in the middle portion on the south side of the building next to the front entry. An attached two-car garage is located at the east end of the house and a concrete patio fills the ell formed by the main body of the house and the north end. Fenestration on the main residence is a combination of fixed and sliding aluminum frame windows, with large sliding glass doors at the patio. The front of the house is visible in **Photograph 1**. The rear of the house is visible in **Photograph 2**. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Multi-Family Property, (HP4) Ancillary 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 northeast, September 25, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1950s, USGS Quad Maps

1962, County Assessor's Record

\*P7. Owner and Address:

James W. Lopes

44960 Lopes Court

Fremont, CA 94538-6142

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

Christopher McMorris

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: September 25, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residential / agriculture B4. Present Use: residential

\*B5. Architectural Style: Ranch / Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1950s, 1962; 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.)

The property at 44960 Lopes Court does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Warm Springs, one of several small communities that developed in the Southern Alameda County Washington Township, retained its rural character well into the twentieth century. For the most part, individual farmers farmed their own land and many farms remained in families for several generations. Farms generally ranged between ten and one hundred acres in size, and most were planted in orchards and grapes. In the late nineteenth century, the area where this property now sits was part of the one hundred acre parcel owned by T. Twohig. The Twohig family acquired part of Rancho del Aqua Caliente in the Warm Springs District previous to 1889. The property, located on either side of the Southern Pacific Railroad (and later Western Pacific Railroad) lines was developed into orchards. The Twohig family continued farming the property into the 1940s. (See Continuation Sheet)

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

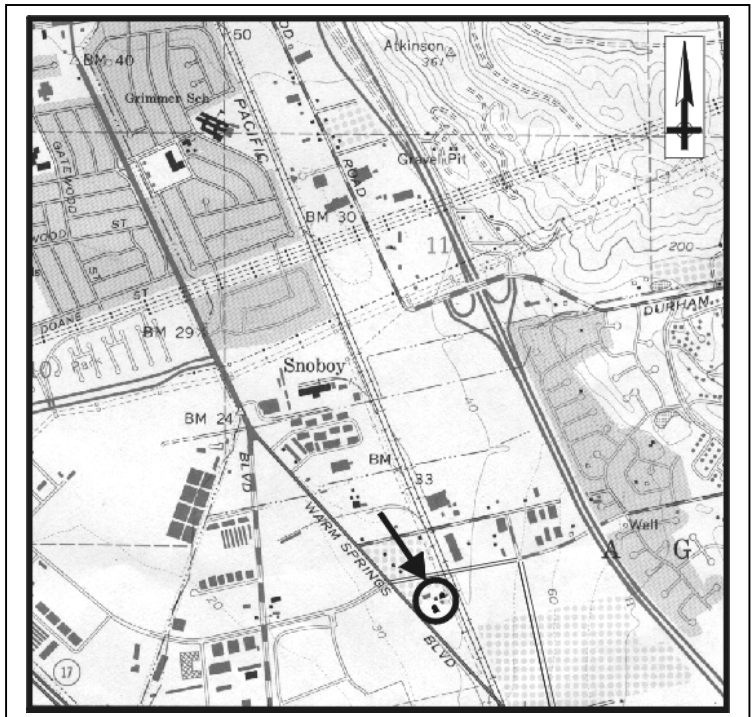
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; United States Federal Population Schedules, Alameda County, Warm Springs District, 1910-130; USGS Quadrangles, Livermore, 1940, Niles, Calif, 1953-1980; Official Maps of Alameda County, 1889-1915.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

East of the main house and partially obstructed by vegetation sits a gable roofed wood sided garage with sliding doors and composition roof shingles, shown in **Photograph 3**, as well as a second residence located near the east side of the property. The wood frame residence is clad in horizontal wood siding and covered by a composite shingle side gable roof. A shed roof extension covers the front porch located on the south side of the residence. To the rear (north) there is an addition that is also topped with a side gable roof. The windows original to the residence have been replaced with aluminum sliding sash, and some of the windows are boarded up. This building pre-dates the main residence on the property, appearing to have been constructed in the 1950s. This residence is shown in **Photograph 4**.

A wood frame barn is located south of the second residence. The barn is three bays wide and the central section has a steeply pitched gable roof. The single story bays on the north and south sides are topped by shed roofs that stop short of meeting the central gable and create a ventilation clerestory. The roof material is corrugated metal panels. Exterior walls are clad with weathered vertical plank wood siding. Double side-hinged doors are located on the left side of the west gable end. This barn, shown in **Photograph 5**, dates to the 1950s or before. Adjacent to the south side of the main house is a contemporary modular residential unit visible in **Photograph 1**. This third residence is a side gable building with vertical grove wood siding, a composite shingle roof and metal-framed sliding windows. It has an attached carport on the east side.

### **B10. Significance (continued):**

Major changes occurred in the decade after World War II as the greater Bay Area developed and land in rural South Alameda County became more desirable for suburban development. Agricultural lands were subdivided into smaller farming operations. The Lopes family, the current owners, probably acquired the property after the original parcel subdivision occurred. The present 6.72-acre parcel represents a portion of the old Twohig holdings located between the railroad tracks and Old Warm Springs Road, now known as Lopes Court. The buildings on the property were most likely constructed after the property passed out of the Twohig family's possession. The portion of the former Twohig land located east of the railroad is now the site of the proposed Bay Area Rapid Transit (BART) Warm Springs station.

While this property is associated with the agricultural history of Warm Springs, neither the property itself, nor the Twohig or Lopes families, appear to have important associations with that historical context or with significant events or trends in local, state, or national history (Criteria A and B). The buildings on this property are examples of architectural styles common to rural properties in the area and do not appear to be important for their type, period, or method of construction. The buildings also do not appear to be the work of a master architect or builder and do not possess high artistic value (Criterion C). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Although the buildings on this property retain some historic integrity from the time constructed, the property lacks historic and architectural significance. Furthermore, 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 meet the significance criteria as outlined in these guidelines.



**Photographs (continued):**



**Photograph 2.** Main residence, camera facing southwest, September 25, 2002.



**Photograph 3.** Garage, camera facing northeast, September 25, 2002.

**Photographs (continued):**



**Photograph 4.** Secondary residence, camera facing northwest, September 25, 2002.



**Photograph 5.** Barn, camera facing northwest, September 25, 2002.

**P1. Other Identifier:** Western Pacific Railroad San Jose Branch – Warm Springs Yard to Santa Clara Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda / Santa Clara

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

\*b. USGS 7.5' Quad (See Continuation Sheet) \_\_\_\_\_ (See Continuation Sheet) T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address \_\_\_\_\_ City (See Continuation Sheet) \_\_\_\_\_ Zip \_\_\_\_\_

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN (See Linear Feature Records.)

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

See Linear Feature Records for locations of specific observation points.

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

This form describes an approximately 11.75-mile section of the former Western Pacific Railroad (WPRR) San Jose Branch from a point north of the Warm Springs Yard in Fremont (near South Grimmer Boulevard) south to East Santa Clara Street in San Jose. The northern portion of this section, approximately 4.9 miles in length, runs adjacent to the former Southern Pacific Railroad (SPRR) line, as visible in **Photograph 1**. Field survey of this section of railroad was limited to points along the line that were publicly accessible, as the current owner, Union Pacific Railroad (UPRR) did not provide access to the railroad right-of-way for this survey. In general, the line appears to be maintained, although little traffic was observed during fieldwork. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP11) Railroad

\*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 north from Kato Road, Fremont, July 23, 2002

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1917-1921, Arthur Lloyd, Jr.

\*P7. Owner and Address: Union Pacific Railroad

1416 Dodge Street  
Omaha, NE 68179

\*P8. Recorded by: (Name, affiliation, address)  
C. McMorris / A. Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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 25

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #01-07

B1. Historic Name: Western Pacific Railroad - San Jose Branch

B2. Common Name: Union Pacific Railroad

B3. Original Use: railroad B4. Present Use: railroad

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1917-1921: original construction; See B10. for details for various structures on the line and facility upgrades

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

\*B8. Related Features: railroad bridges / grade separation; concrete lined channels

B9. Architect: unknown b. Builder: Western Pacific Railroad

\*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 section of the former Western Pacific Railroad (WPRR) San Jose Branch and its attendant structures within the Area of Potential Effect for the project cited in P11 does not appear to meet the criteria for listing in the National Register of Historic Places, nor does this segment or its appurtenant structures appear to be an historical resource for the purposes of the CEQA.

See Continuation Sheet for a historic context statement and historic evaluation for these resources.

B11. Additional Resource Attributes: (List attributes and codes) (HP19): Railroad Bridges; (HP20): Concrete-lined Channels

\*B12. References: USGS, Quadrangle Maps, Niles, Milpitas, San Jose, San Jose West, and San Jose East editions 1898, 1943, 1947, 1953, 1961, 1968, 1973 and 1980; and see footnotes

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: October 2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See continuation sheet.

**P2b. USGS 7.5' Quads**

Niles, Milpitas, San Jose West, and San Jose East (all 1961 / photorevised 1980)

**P2c. Cities**

Fremont, Milpitas, and San Jose

**P3a. Description (continued):**

This portion of the line includes a rail yard, sidings, spurs, bridges, culverts, grade crossings, and grade separations. The rail line crosses over eight creeks via wood trestles or concrete culverts and is separated from crossing auto traffic at three underpasses and two overpasses. There are also twelve at-grade crossings with surface streets, at least two of which have old WPRR wood post crossing safety signs adjacent to them. In addition to tracks and bridges, the railroad right-of-way encompasses switches, signals, movable buildings, electricity poles, open ditches, and grade crossing arms and signals. Most of these elements appear to be relatively new, particularly the crossing arms and signals at grade crossings. The line examined for this form mostly runs at or near grade though the rails are on top of built-up ballast at some points. The following table lists the features along the line and the approximate date of construction for each feature, if known. The table also notes the twelve point observations recorded in this form on Linear Feature Records.

Linear Record Form Prepared	Feature / Component	Year Built / Approximate Date of Construction
	<b>Fremont</b>	
	South Grimmer Boulevard Underpass (Bridge #33C-0140)	1979
	Siding at Warm Springs Rail Yard (adjacent former SPRR rail yard at General Motors – now Toyota – auto assembly plant)	1960s
WP1	Warm Springs Underpass at Mission Boulevard	1953
	Aqua Fria Creek culvert	1960s
	Warren Avenue grade crossing	
	Siding south of Warren Avenue (adjacent to recently constructed buildings)	
WP2	Toroges Creek Bridge	1950s
	Kato Road grade crossing	
	Spur lines located north and south of Kato Road	1970s
WP3	Scott Creek Bridge	1920s

Linear Record Form Prepared	Feature / Component	Year Built / Approximate Date of Construction
	<b>Milpitas</b>	
WP4	Dixon Landing Road grade crossing	
WP5	Calera Creek Bridge	1950s
	North Abel Street Overpass	1975
	Berryessa Creek Bridge	1970s
WP6	Wrigley Creek Bridge	1950s
	East Calaveras Boulevard (state route 237) Overpass	1969
	Milpitas Rail Yard	1950s
WP7	Spurs at Piper Drive north of the Montague Expressway	1950s
	Montague Expressway grade crossing	
	East Capitol Avenue grade crossing	
	<b>San Jose</b>	
WP8	Lundy Place (observation point only)	
	Trade Zone Boulevard grade crossing	
	Hostetter Road grade crossing	
WP9	Sierra Road / Lundy Avenue grade crossing	
	Berryessa Road grade crossing	
WP10	Upper Penitencia Creek Bridge	1920s
	Mabury Road grade crossing	
	Spurs at Las Plumas Avenue, east of US 101	1950s
	US 101 Underpass	1993
WP11	Miguelita Silver Creek Bridge	1920s
WP12	St. James Street grade crossing	
	East Santa Clara Street grade crossing	

The resource described on this form consists of the right of way of the former Western Pacific Railroad lines in the geographic area described above and includes side yards as well as the rail yard in Milpitas. Alameda County and Santa Clara County Assessor Parcel Numbers were not used to define this resource because of the nature of railroad / utility property ownership changes and the outdated parcel information available at the county level. For specific property ownership information at or near the rail line, please contact Union Pacific Railroad.

## **B10. Significance (continued):**

### Historic Context

The Western Pacific Railway Company (WPRC, a predecessor company to WPRR) was incorporated in 1903 with backing from George Gould. In 1909, WPRC completed its line from Salt Lake City and Oakland, traveling through the Niles Canyon to enter the Bay Area at the north end of present-day Fremont. In the meantime, in 1907, WPRR turned down the town of East San Jose's offer to have the railroad's western terminus sited there, although six years later the railroad informed the City of San Jose of its intention to build a feeder line into the Santa Clara Valley. Financial considerations restricted its ability to expand via feeder and branch lines until its main line was finished, and WPRC failed to attract many industrial customers along its line. Subsequently, the company struggled, and it was sold in 1916 then organized as WPRR. Charles M. Levey, who had been vice president of the old company, was named president of the new WPRR and immediately hired consulting engineer J.W. Kendrick to survey and recommend construction or acquisition of feeder/branch lines. Without the mortgage restrictions that had hindered the original company from acquiring or constructing feeder/branch lines, the new company, following Kendrick's recommendations, decided to construct a branch line south from Niles to San Jose. WPRR, having obtained a franchise to build this large hook-shaped line started construction on the new branch line in July 1917, but was interrupted by World War I. When the federal government relinquished control of the nation's rail lines in 1920, WPRR resumed construction hoping to tap Santa Clara County's rich agricultural economy. However, even under new management, the railroad continued to struggle financially because of high construction costs and competition from more established rail services. To keep its construction costs down, WPRR built the San Jose Branch without tie plates, except at grade crossings. WPRR completed the twenty-three mile line from Niles to San Jose in 1921 and immediately opened it to freight and mixed train service. The WPRR's line, designed to serve industrial and other businesses that had been previously neglected by the Southern Pacific Railroad (SPRR) had marginal success in developing this market. Until 1965, WPRR operated the San Jose Branch as part of the Fifth Subdivision of its Western Division. The branch was later consolidated into a larger operating division.<sup>1</sup>

The WPRR San Jose Branch yard was located southwest of McLaughlin Avenue (South 24<sup>th</sup> Street) and East Williams Street (not surveyed for this project), and its first freight depot was located on the east side of North 27<sup>th</sup> Street at East Santa Clara Street. WPRR's main freight depot on The Alameda west of Bush Street in western San Jose opened in May 1922. Over time WPRR's freight business shifted from the 27<sup>th</sup> Street facility to the facility on The Alameda. WPRR later leased the initial freight depot to fruit and vegetable purchasers A. Levy & J. Zentner Company. Passenger service began in 1923 connecting the passenger terminal at the freight depot in East San Jose with WPRR's main line "Scenic Limited" service at Niles using small gasoline powered motor cars. With poor ridership and the onset of the Depression, WPRR's passenger service ceased in 1931. WPRR struggled through the Depression, but managed to continue purchasing land along the right-of-way of the San Jose Branch, which thrived at least during the height of the fruit and lettuce seasons. WPRR continued to use steam engines on

---

<sup>1</sup> 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 Railroad: Steel Trails to San Jose* (Huntington Beach, CA: Shade Tree Books, 1985), 139; Frank Brehm, "Operations," WPRR website, 2001, online at: [Hwww.wplives.com/wp/Operations/operations.html](http://www.wplives.com/wp/Operations/operations.html)H (accessed August 2002).

the line until World War II, after which the San Jose Branch became the first section where WPRR completely switched to diesel engines.<sup>2</sup>

WPRR's freight customers continued to ship fruit and other agricultural products following World War II, but in 1953 WPRR gained a new and important customer. WPRR sold 160 acres of its property in Milpitas to the Ford Motor Company for a new assembly plant. In response, WPRR built a new yard north of the plant to transport supplies and finished vehicles (see Map Reference #06-02 for the yard operations building). It also re-built the San Jose Branch from Fremont to Milpitas with heavy rail, new ties, and new ballast, as well as installing centralized traffic control to connect branch train movement with dispatchers in Sacramento. Eventually, WPRR shifted its branch headquarters from the west San Jose site to the Milpitas yard. The railroad's auto plant service outweighed any of its other customers even though it had to share some of the auto and auto parts shipments with SPRR. Over the years other industrial customers used WPRR, establishing many spur lines in Fremont, Milpitas, and the King Road area of San Jose, for example. WPRR also continued to upgrade its facilities along the branch line, installing new rails, ties, and other components. The track at the Lundy Road/Sierra Avenue grade crossing, for example, is dated 1955 and may have been installed at that time or later. In the late 1970s and 1980s rail traffic in San Jose began to decline. The once lucrative cannery and fruit packing industry waned and many of the remaining agricultural business shifted to truck transportation. In 1960, WPRR became a target for takeover by SPRR, which had acquired ten percent of WPRR's outstanding stock. Shortly after SPRR's announcement, the Atchison, Topeka, and Santa Fe Railroad purchased twenty percent of WPRR's stock and a battle for control ensued. Under SPRR's control, duplicate tracks and the East San Jose yard would have been abandoned. In 1965 WPRR was declared financially stable and it remained independent. WPRR closed the freight depot on The Alameda in 1967, but continued to operate its freight transactions office from the building that stood at 790 The Alameda until 1971, when those transactions were transferred to the Milpitas yard office. WPRR sold the property on The Alameda in 1974, cutting back freight service to San Fernando Street. WPRR's former passenger depot and initial freight depot on 28<sup>th</sup> Street were demolished in 1967. After its success with Ford, WPRR tried to attract and establish similar arrangements with other large industrial users in its extensive land holdings along the San Jose Branch. However, these efforts proved fruitless. As late as 1980, only forty percent of WPRR's land holdings between Niles and San Jose were developed, and by that time the economy had shifted away from such industrial/rail uses. Instead, many of WPRR's land holdings were purchased by growing technology and electronics companies that had been established in the Silicon Valley during this period. In addition, the railroad consolidated divisions and crew bases during the 1970s and 1980s, leading to a decline in rail yard traffic. The Ford plant also struggled during the 1970s and finally closed in 1983. In 1982, Union Pacific Railroad (UPRR) acquired WPRR and brought the line as UPRR's Western District. UPRR has continued to maintain the branch line, installing new signals at grade crossings, for example, and making other improvements to keep the line useable.<sup>3</sup>

<sup>2</sup> Lloyd, "WPRR's San Jose Branch," 4-7; Arbuckle, *History of San Jose*, 111-113.

<sup>3</sup> Lloyd, "WPRR's San Jose Branch"; Arbuckle, "History of San Jose", 111-113; David R. Clemens, "The Milpitas F's," *WPRR Feather River Route*, Winter 1976, 38; Stephen M. Payne, *Santa Clara County: Harvest of Change* (Northridge, CA: Windsor Publications, Inc., 1987), 253; "WP's San Jose Branch Over the Years," *The Ferroequinologist*, March 1978, 5; "WPRR's San Jose Branch," *The Ferroequinologist*, May 1978, 2-6; and Ken Rattenne, "The Big Decline," *San Jose Sentinels II*, May 1996, online at: [www5.pair.com/rattenne/BayAreaRR/tower2.htm](http://www5.pair.com/rattenne/BayAreaRR/tower2.htm) (accessed August 2002); Holmes, *Prune Country*, 156.



### Historic Evaluation

As stated above, the section of the former WPRR San Jose Branch and its appurtenant structures within the Area of Potential Effect for this project does not appear to meet the criteria for listing in the National Register of Historic Places, nor does the line appear to be a historical resource for the purposes of CEQA.

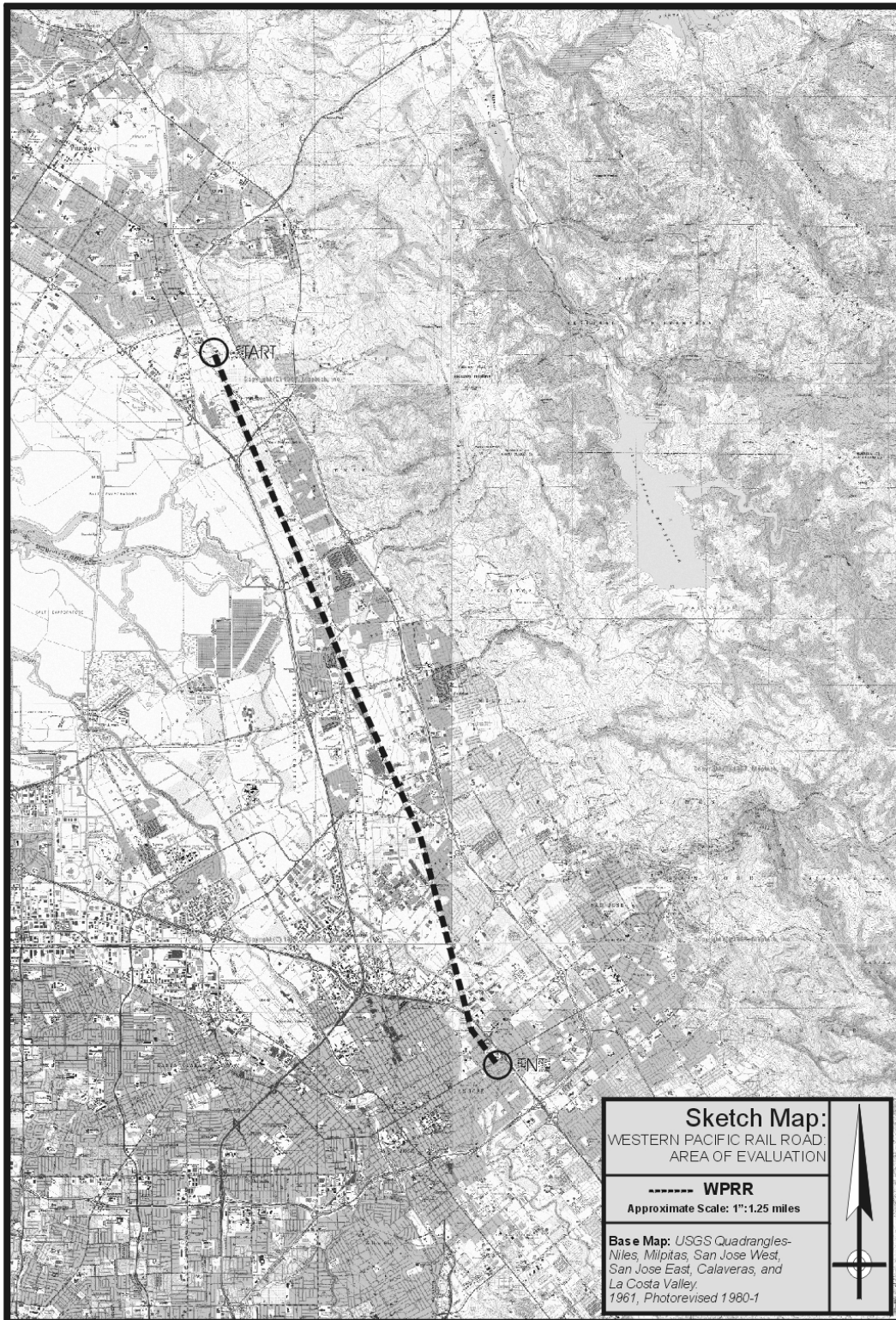
Components of transportation infrastructure, such as bridges and railroads, are most often found eligible for the National Register under either Criterion A, for their role in local or regional history, and Criterion C, relating to possible significance in the field of engineering. Infrastructure structures are infrequently, if ever, found to be eligible under Criteria B or D. Important historic persons associated with such structures are often involved with their design, thus making them significant under Criterion C. The former WPRR San Jose Branch does not appear to have important associations with any known historically significant individuals. Historic structures (and buildings) can occasionally be recognized for the important information they yield, or might yield, regarding historic construction materials or technologies, thus making them significant under Criterion D. Most infrastructure in California, including the former WPRR San Jose Branch, can be studied through various written sources and documented construction types and usually do not appear to be principal sources of important information in this regard.

Under Criterion A, the role of the former WPRR San Jose Branch in the development of the San Francisco Bay Area, the Santa Clara Valley, and the WPRR system appears to be of limited importance. Rail lines and their support structures, like other infrastructure elements, are inherently vital to communities because they assist and facilitate communication and the distribution of people, goods, and services that can encourage development at both the local and regional level. These common effects of railroad construction do not, however, typically provide sufficient justification for significance within the context of community development and transportation. To be eligible for listing in the National Register, rail lines and other infrastructure must be shown to have particular importance directly related to events and trends in historic contexts, with emphasis on a specific demand for such facilities and the cause and effects of their construction. The historic evidence regarding the former WPRR San Jose Branch does not appear to support its eligibility for listing in the National Register under Criterion A. While the line had a positive impact on the area after construction, it was one of many elements of the region's transportation systems that helped develop the area. It thus does not appear to be important within the context of development in the San Francisco Bay Area, the Santa Clara Valley, and the WPRR system. Under Criterion C, the structures of the former WPRR San Jose Branch would need to be significant for distinctive characteristics of type, period, or method of construction, and/or be significant for its designer(s). These structures do not constitute innovative designs, nor do any innovative construction techniques appear to have been used in their construction. The structures do not appear to be rare types within California, and they do not represent bold or important engineering achievements. The former WPRR San Jose Branch is one of many examples of rail lines built in Alameda and Santa Clara County and within the former WPRR system in California. Thus, the branch line and its structures do not appear to be significant under Criterion C.

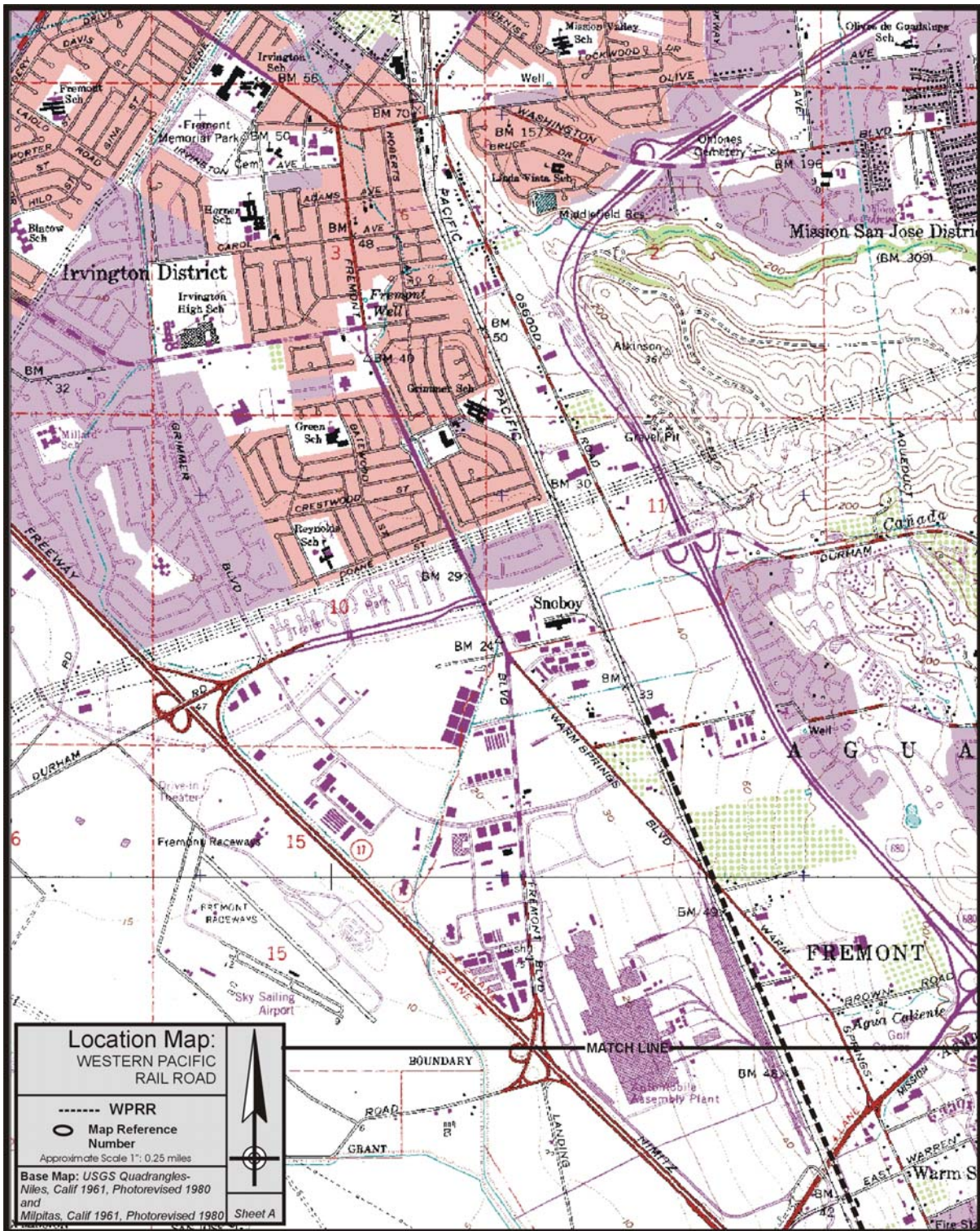
In addition to the property's lack of historic and architectural significance, the former WPRR San Jose Branch also lacks historic integrity. The line retains only integrity of location and lacks most of the other six aspects of historic integrity. The property's original setting of rural tracts, agriculture, and fruit processing during the 1920's 1930's and 1940's, is largely gone. WPRR also regularly maintained and upgraded its facilities on this branch line, replacing all of its track north of Milpitas when the Ford Assembly plant was constructed in the mid-1950s,

for instance. Track at various points along the route are stamped with dates indicating track replacement occurred in the 1950s and 1960s, such as the stamp near the Lundy Avenue grade crossing, dated 1955. Ballast, ties, and other track features were also likely upgraded and changed over time. Clearly none of the branch line's original track remains in the areas examined for this form. All sections examined were built with tie plates, which WPRR had excluded from the initial construction of the line. In addition, major components of the original branch line, such as the freight operations and the depot on 27<sup>th</sup> Street in San Jose, were discontinued or demolished in the late 1960s and early 1970s. UPRR has continued to maintain the line, although it appears to make little use of the facility at this time. Nevertheless, UPRR has upgraded safety crossing signals and grade crossing surfaces, for instance. With regular maintenance of the branch line and its structures, much, if not all, of the property's original materials, design, and workmanship have been affected, and overall the line retains limited feeling and association to its possible period of historic significance.

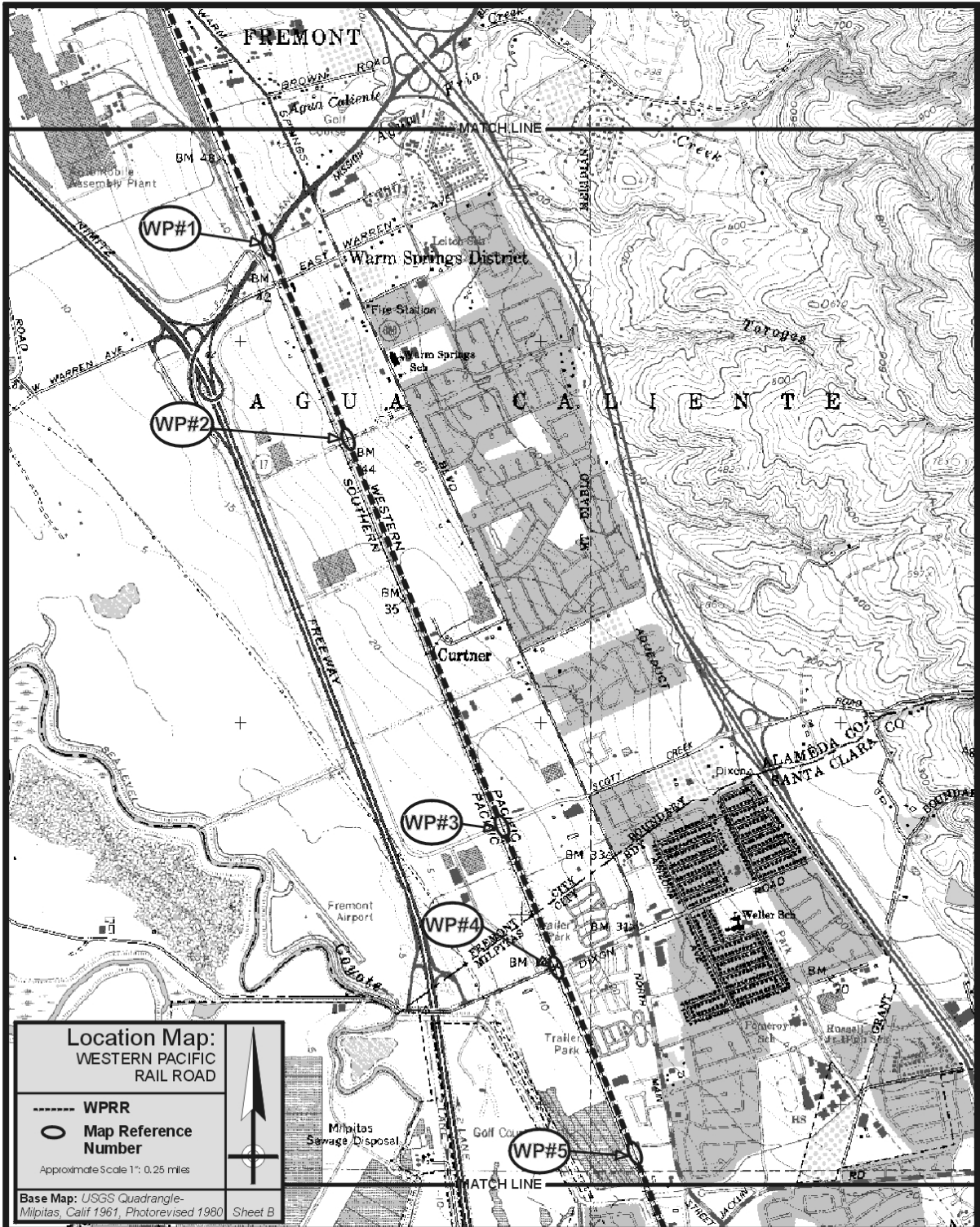
### Sketch Map



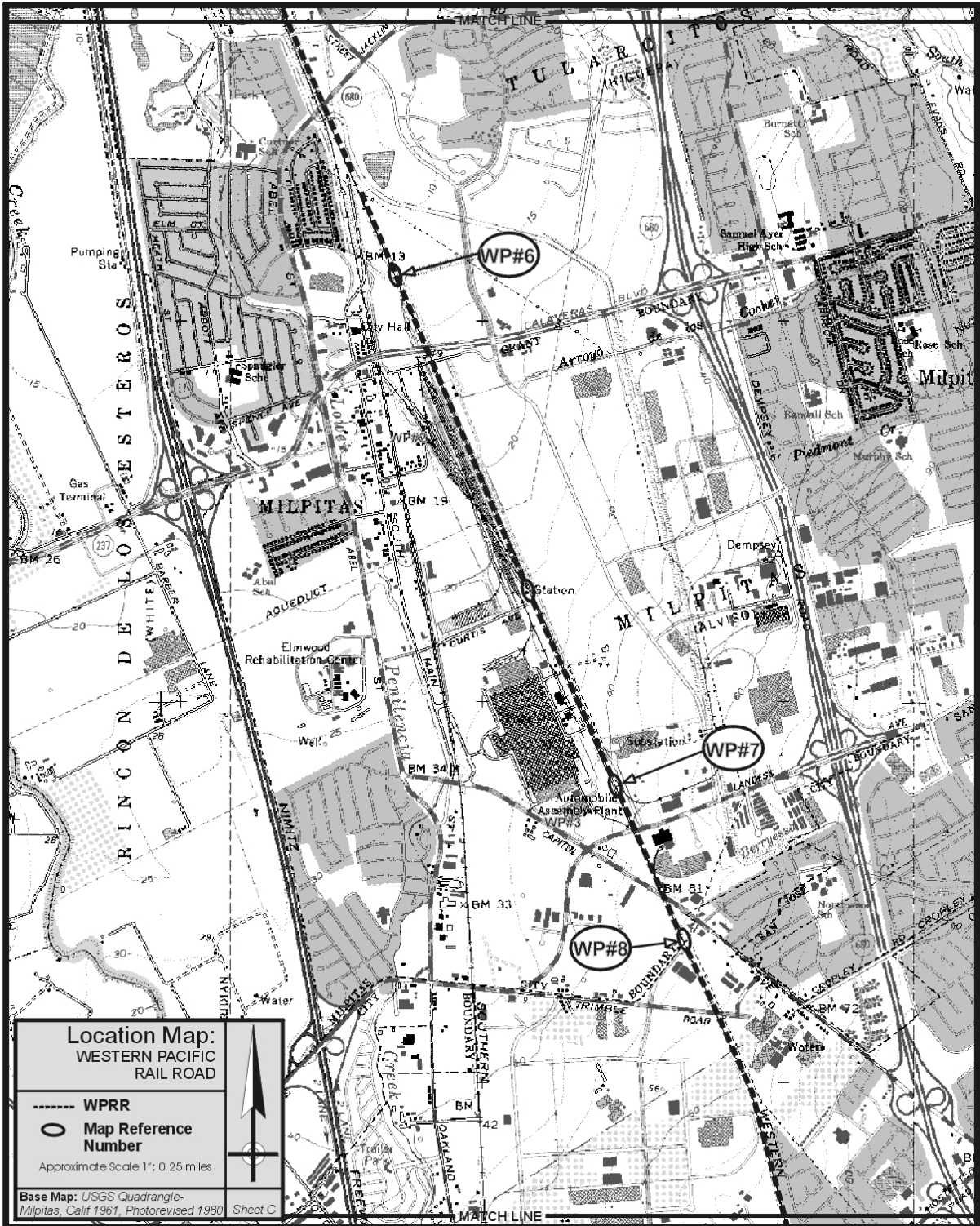
**Location Map (Sheet A):**



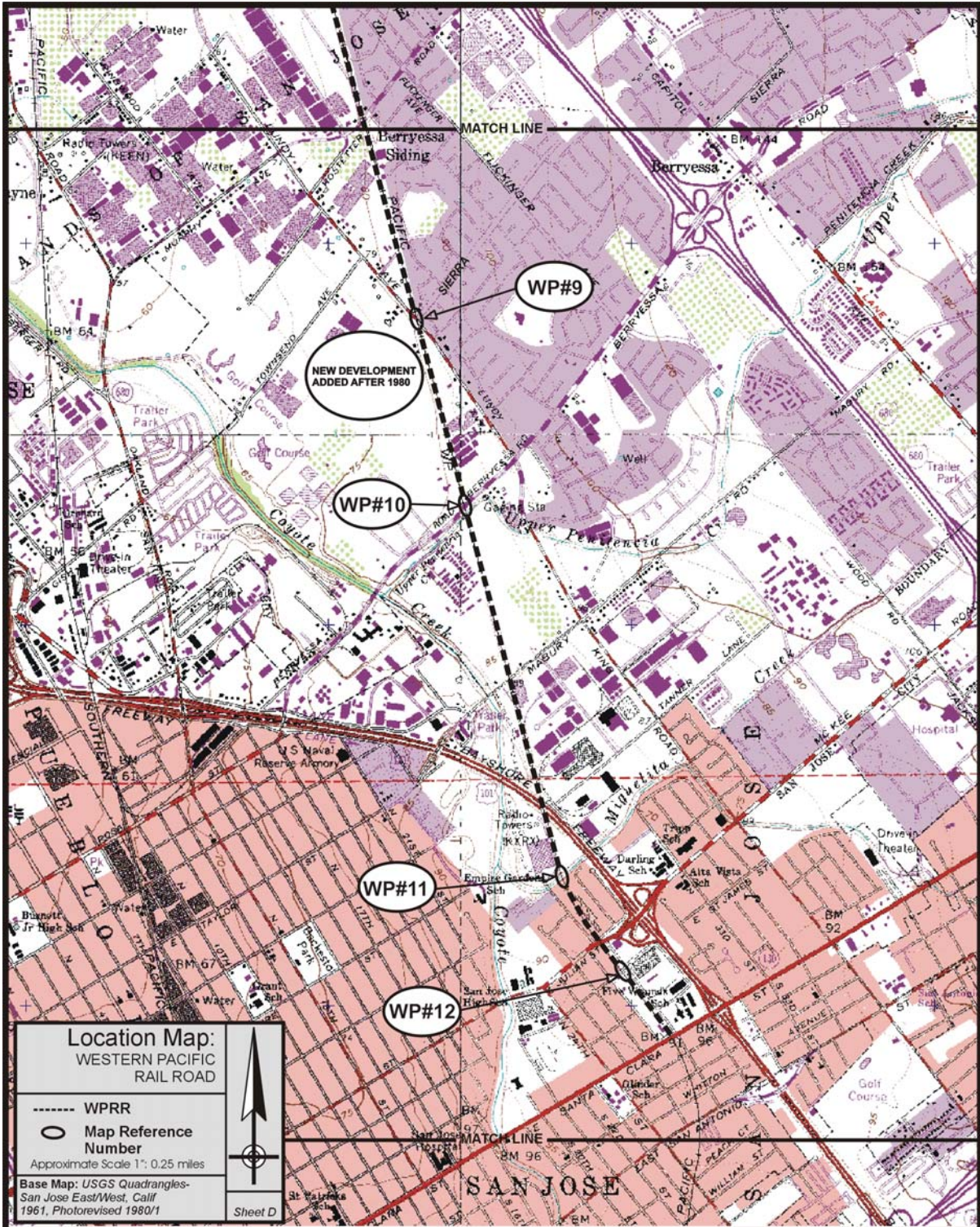
**Location Map (Sheet B):**



**Location Map (Sheet C):**



**Location Map (Sheet D):**



**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP1

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

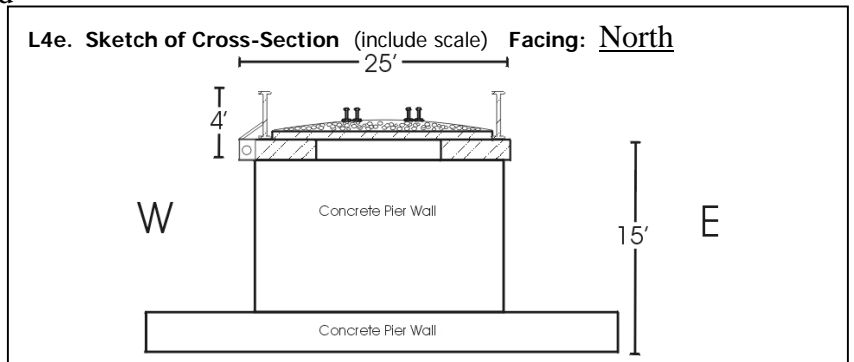
Warm Springs Underpass at Mission Boulevard (State Route 262 or SR 262) in Fremont. UTM: 10 594425E 4149277N.

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

There are grade separations at Mission Boulevard (SR 262) for both the former WPRR and SPRR rail lines, at the south end of the Warm Springs rail yard. The WPRR Bridge over Mission Boulevard (Bridge #33-0184) was constructed in 1954. It is a single track steel plate through-girder structure that is 115 feet (35.1 meters) long and approximately twenty feet (7.6 meters) wide with steel railings at either end. It is supported on concrete U-abutments with central concrete pier walls creating two spans. The bridge has a fifteen foot (4.67 meters) clearance over Mission Boulevard, and its date of construction stamped on one of the girder plates. The bridge carries pipes in a box enclosure along its west side. (Caltrans Bridge Log lists measurements of this bridge in meters.)

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 25 feet
- b. **Bottom Width** approx. 25 feet
- c. **Height or Depth** approx. 4 feet tall /  
15 feet clearance to road
- d. **Length of Segment** 115 feet



**L5. Associated Resources:**

Mission Boulevard (SR 262) – originally part of East Shore Freeway (now I-880)

**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

Bridge is south of Warm Springs rail yard, adjacent Kato Road Underpass, and near office/commercial buildings.



**L7. Integrity Considerations:**

Development in vicinity from 1960s to 1990s set back from structure. Bridge maintained but not altered except for the pipes that have been added to the bridge.

**L8b. Description of Photo, Map, or Drawing:** Camera facing northeast, July 23, 2002 (WPRR bridge behind SPRR bridge)

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Chris McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002



**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP2

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Bridge at Toroges Creek west of Westinghouse Drive in Fremont. UTM: 10 594829E 4148332N.

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

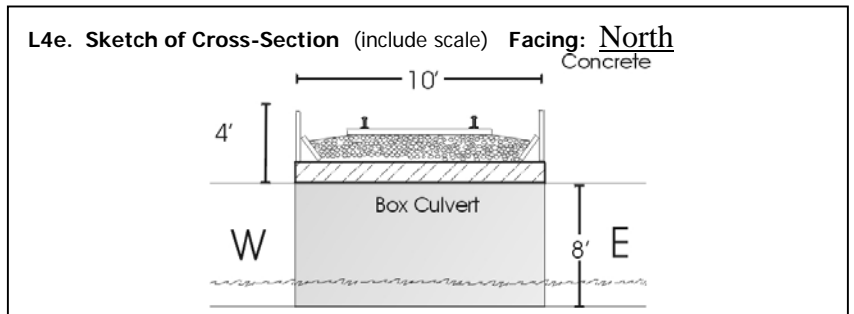
Toroges Creek, which feeds Aqua Fria Creek, passes under the former WPRR and SPRR lines just west of Westinghouse Drive, south of Warren Avenue. The creek runs in a concrete lined channel approximately ten feet deep and fifteen feet wide. The WPRR Bridge is a small concrete box culvert supporting a single track with ballast braced by wood planks. The bridge is approximately fifteen feet long, ten feet wide, has an approximately eight foot clearance to the creek, and an overall height of about twelve feet. There are also wood post and cable railing on either side of the tracks. According to USGS Milpitas quadrangle maps, the concrete creek channel and bridge at this location appear to have been constructed in the 1950s.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 10 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 12 feet
- d. **Length of Segment** approx. 15 feet

**L5. Associated Resources:**

Toroges Creek Channel



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

Large office buildings and warehouses, with attendant parking areas, line the rail line at this location.

**L7. Integrity Considerations:** Commercial / industrial development adjacent to bridge. Bridge appears to be maintained but unaltered.



**L8b. Description of Photo, Map, or Drawing:**  
Camera facing west, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002

**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP3

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Bridge at Scott Creek, approximately 500 feet south of Kato Road in Fremont. UTM: 10 595677E 4146323N

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

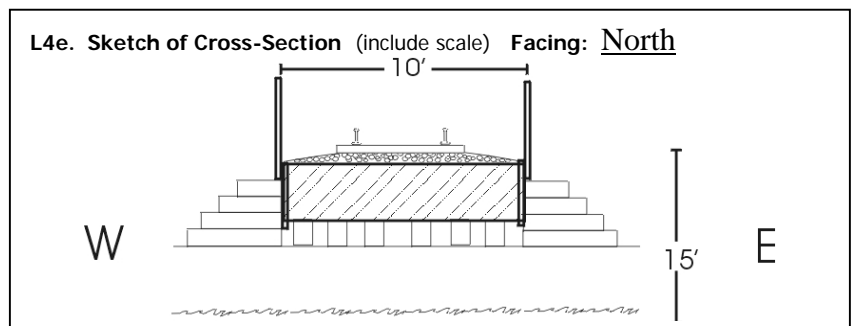
The rail lines pass over Scott Creek on wood trestles approximately 500 feet south of Kato Road. Scott Creek flows into a concrete channel that proceeds north from a location approximately 250 feet south of the bridges, passes under the rail lines to the west side of the tracks, and then it flows into an unlined channel. The channel is approximately fifteen feet wide and fifteen feet deep under the bridges. It widens to approximately forty feet wide fifteen feet on the west side of the bridges. The bridges at this location have approximately twenty-foot spans. The creek appears to have been channelized in the 1970s. The WPRR Bridge has wooden railings and a small wood plank footbridge over Scott Creek that is located between the two railroad bridges. It is unclear when these bridges were constructed. The WPRR Bridge may date to the 1920s as it is similar to other bridges that date to that time period, although it appears to have been regularly maintained.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 10 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 15 feet
- d. **Length of Segment** approx. 15 feet

**L5. Associated Resources:**

Scott Creek Channel.



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The adjacent areas east and west of the bridges are industrial in character.

**L7. Integrity Considerations:** The bridge appears to retain its original design, though some of its components may have been replaced or altered. The structure's setting has been altered, with the creek's channelization and adjacent industrial development.

**L8b. Description of Photo, Map, or Drawing:**  
Camera facing west, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

**L11. Date:** October 2002



**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP4

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Just north of Dixon Landing Road in Milpitas. UTM: 10 595892E 4145804N.

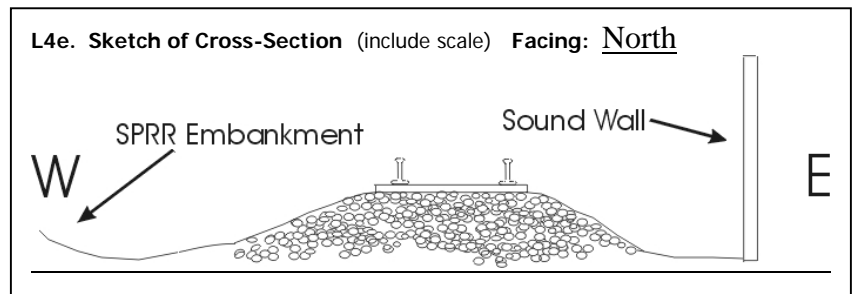
**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

The WPRR and SPRR lines pass Dixon Landing Road at grade, just south of the city limits of the City of Milpitas. This section of the rail line is typical of most of the line, consisting of a low ballast embankment that carries the tracks. Rail stamps were observed at this location. The WPRR line reads: "1330 RE CC CF&I 1966."

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 7 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 2 feet
- d. **Length of Segment** point recordation

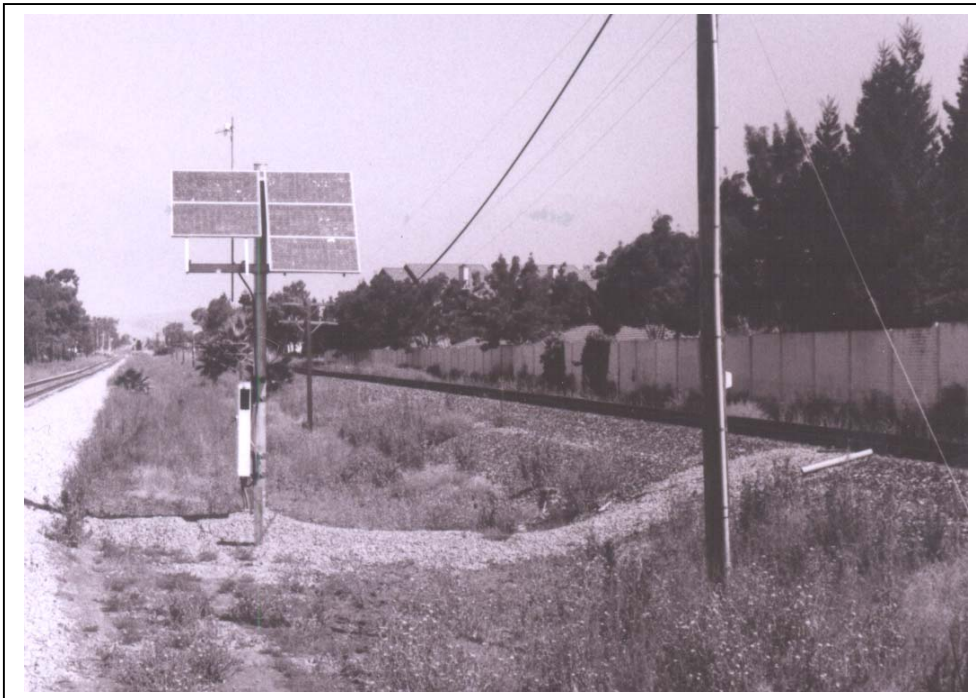
**L5. Associated Resources:**



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The area west of this location is residential in character, while the SPRR line lies to the west, beyond which the land is industrial in character.

**L7. Integrity Considerations:** This segment of the line has been regularly upgraded and likely retains little integrity of design, material, or workmanship. Its setting has also been markedly altered, thus affecting the segment's integrity of feeling and association.



**L8b. Description of Photo, Map, or Drawing:**  
Camera facing north, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002

**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP5

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Calera Creek flows under the WPRR and SPRR lines at this point, adjacent to Hanson Court and approximately 1,200 feet north of the North Abel Street overpass in Milpitas. UTM: 10 596364E 4144703N.

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

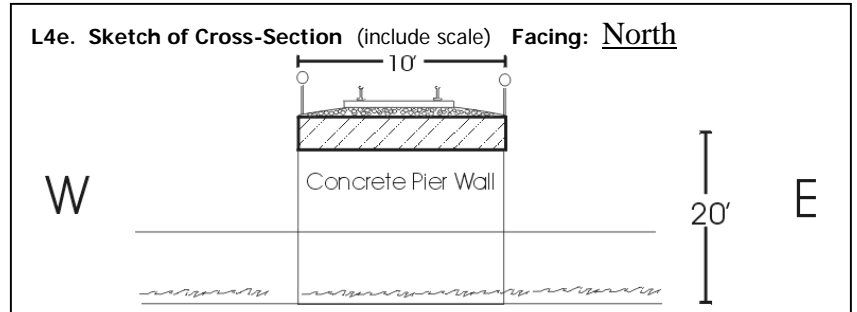
The Calera Creek Bridge is a concrete bridge with a central concrete pier wall and concrete abutments. The bridge is approximately twenty feet in length and ten feet wide, and consists of a concrete lined ballast box that carries the line over the channel. The bridge has metal side rails. The channel at this location is approximately twenty feet wide and twenty feet in height. Calera Creek was channelized between 1953 and 1961, which is likely when the current bridge was constructed.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 10 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 20 feet
- d. **Length of Segment** approx. 20 feet

**L5. Associated Resources:**

Concrete lined channel.



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The surrounding area is primarily industrial in character.

**L7. Integrity Considerations:** This bridge is likely unchanged in design from its original construction, though it has

been maintained. The area's setting has changed with the addition of commercial and industrial properties.

**L8b. Description of Photo, Map, or Drawing:**  
Camera facing west, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002



**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP6

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Bridge at Wrigley Creek between North Abel Street and Calaveras Boulevard in Milpitas. UTM: 10 596985E 4143522N

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

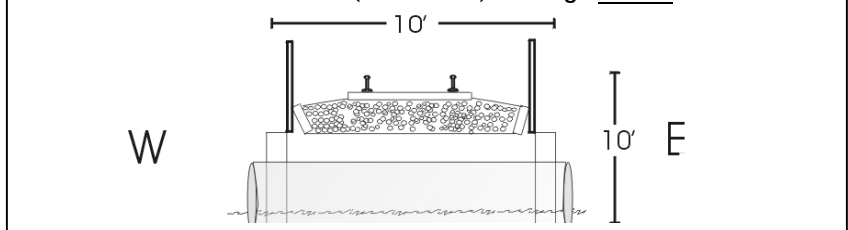
Approximately one half mile north of this point, the WPRR line begins to veer to the southeast, while the SPRR line continues south. Wrigley Creek runs in a concrete lined parabolic channel that is approximately six feet deep and twenty-five feet wide. The WPRR Bridge over the creek consists of three corrugated metal pipe culverts with a concrete headwall, supporting a single track with ballast braced by wood planks and wood posts. The bridge is approximately twenty-five feet long and ten feet wide, with an approximate five-foot clearance to the creek and an overall height of approximately ten feet. According to USGS Milpitas quadrangle maps, the concrete creek channel and bridge at this location appear to have been constructed between 1953 and 1961.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 10 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx 10 feet
- d. **Length of Segment** approx. 25 feet

**L5. Associated Resources:**

**L4e. Sketch of Cross-Section** (include scale) **Facing:** North



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The surroundings to the east of this location are primarily residential in character, while an industrial park is located to the west. The Wrigley Creek channel is overgrown with aquatic vegetation.

**L7. Integrity Considerations:** The surrounding development has occurred since the 1960s.

**L8b. Description of Photo, Map, or Drawing:**  
Camera facing east, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002



**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP7

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

This recordation point is located adjacent to Piper Drive north of Montague Expressway in Milpitas. UTM: 10 597970E 4141116N.

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

The WPRR line at this location is carried on low ballast. Multiple spur lines leave the WPRR main line at this point, cross Piper Drive at-grade, and continue to the east. One spur line continues east over Milpitas Boulevard and crosses Berryessa Creek on a wood trestle bridge. This line appears to date to the 1950s. There is also a WPRR wood grade crossing sign post adjacent to Piper Drive. The remaining spur lines appear to date to the 1970s.

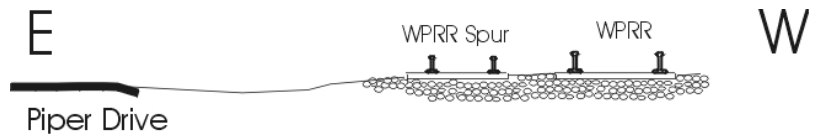
**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 25 feet
- b. **Bottom Width** approx. 25 feet
- c. **Height or Depth** approx. 1 foot
- d. **Length of Segment** point recordation

**L5. Associated Resources:**

Spur line trestle bridge over Berryessa Creek.

**L4e. Sketch of Cross-Section** (include scale) **Facing:** South



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The surrounding area is industrial in character.

**L7. Integrity Considerations:**

The surrounding area is very different from when the line was first constructed, but the spur lines coincide with the industrial development of the area. The spur lines are modifications of the original branch line.



**L8b. Description of Photo, Map, or Drawing:**  
Camera facing south, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002

**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP8

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Adjacent to the north end of Lundy Place in Milpitas, between Capital Avenue and Trimble Road. UTM: 10 597970E 4141116N.

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

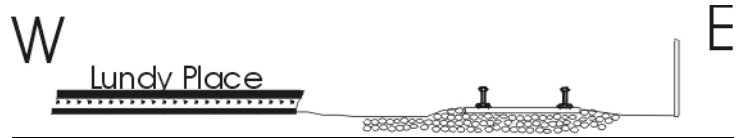
The WPRR line at this location is carried on low ballast, approximately seven feet wide. This section is typical of much of the line between Warm Springs Yard and Santa Clara Street in San Jose.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 7 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 1 foot
- d. **Length of Segment** point recordation

**L5. Associated Resources:**

**L4e. Sketch of Cross-Section** (include scale) **Facing:** North



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The surrounding area is industrial in character.

**L7. Integrity Considerations:**

The line's original agricultural setting is gone, and the tracks have likely been upgraded.



**L8b. Description of Photo, Map, or Drawing:**  
Camera facing north, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002

**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP9

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

At-grade crossing at the intersection of Lundy Avenue and Sierra Road in San Jose. UTM: 10 599298E 4137313N.

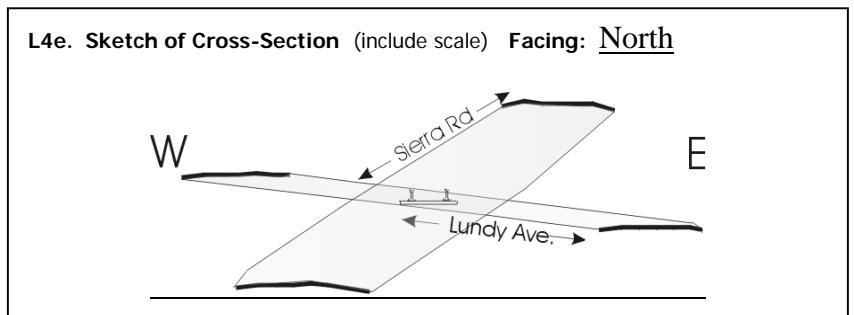
**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

The WPRR railroad grade crosses the intersection of Lundy Avenue and Sierra Road diagonally. At this location the rails are laid on a concrete pad that is reinforced with steel beams and set at grade level. There is a rail stamp at this location that reads “330R500 CF+1 I 1966.”

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** n/a
- b. **Bottom Width** n/a
- c. **Height or Depth** n/a
- d. **Length of Segment** point recordation

**L5. Associated Resources:**



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

Located at a large intersection, the surrounding area is residential in character.

**L7. Integrity Considerations:**

The line's regional agricultural setting is gone. Sierra Road was built west of the tracks since 1980, and the grade crossing has recently upgraded safety signals and grade paving.



**L8b. Description of Photo, Map, or Drawing:**  
Camera facing south, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002



**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP10

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

This bridge carries the WPRR line over Upper Penitencia Creek, which runs adjacent to Berryessa Road in San Jose. UTM: 10 599549E 4136471N.

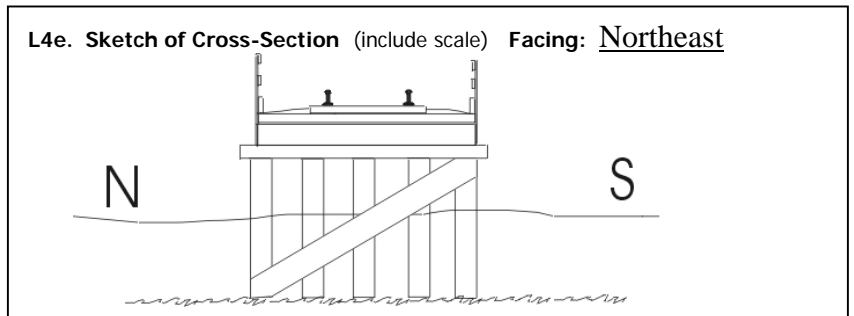
**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

This timber trestle bridge with wood railing has a plank deck with two support bents and wood frame abutments. It carries a single track over Upper Penitencia Creek. The bridge is approximately twenty-five feet in length and ten feet wide. It is approximately four feet tall, and has a ten-foot clearance over the creek below. Upper Penitencia Creek at this location flows in its natural channel, which is heavily overgrown with vegetation. The bridge may date to when the WPRR line was first built ca. 1920, although it has been maintained and perhaps modified since that time.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 10 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 10 feet
- d. **Length of Segment** approx. 25 feet

**L5. Associated Resources:**

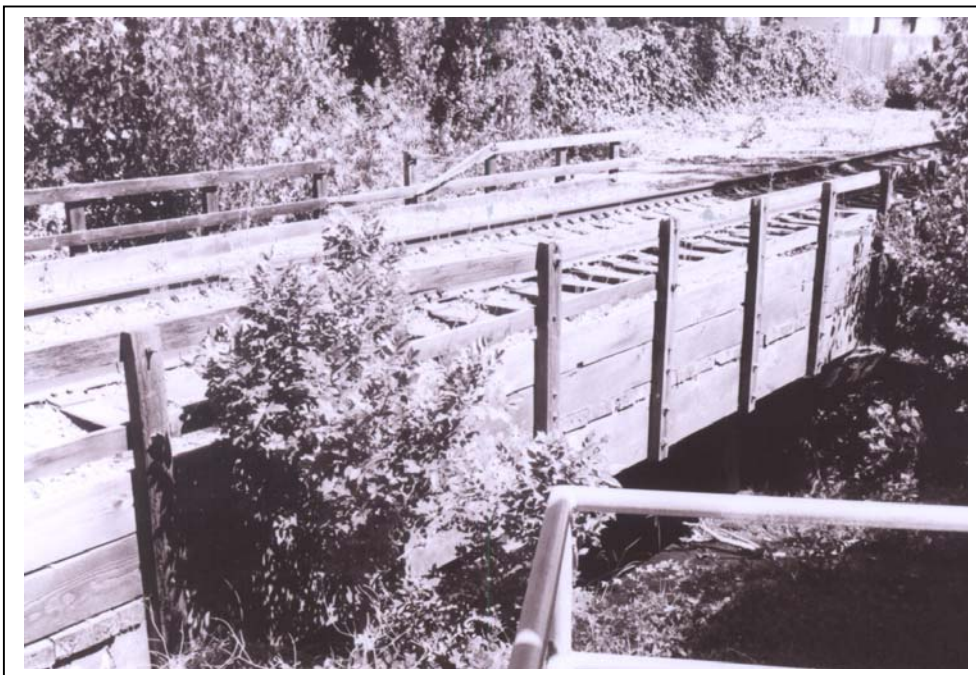


**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The surrounding development is set back from the structure, and is residential in character to the north and industrial to the south. Berryessa Road is situated immediately north of the bridge.

**L7. Integrity Considerations:**

The bridge's former agricultural setting is gone. It appears to be largely unaltered, but well maintained.



**L8b. Description of Photo, Map, or Drawing:**  
Camera facing south, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002

**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP11

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

The bridge at Miguelita Silver Creek is located near Wooster Avenue in San Jose, between the Bayshore Freeway and Coyote Creek. UTM: 10 600141E 4134703N

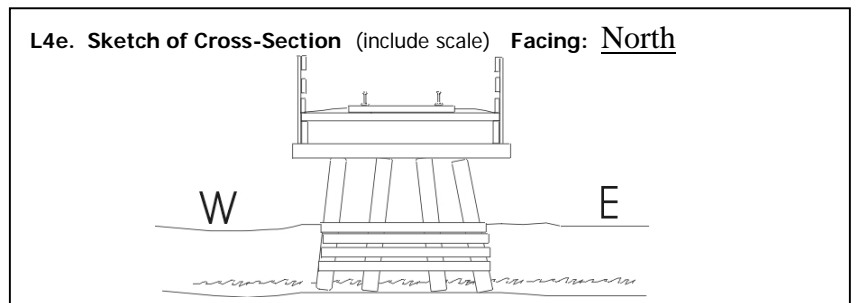
**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

This timber trestle bridge has four bents, each with four piles. The bridge is approximately forty feet in length and ten feet wide. It has a clearance of approximately fifteen feet above the creek and carries a single track. Wooden planks encase the lower portion of the bents to channel water past the structure. The banks of the creek are lined with concrete bag riprap to prevent erosion.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 10 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 15 feet
- d. **Length of Segment** approx. 40 feet

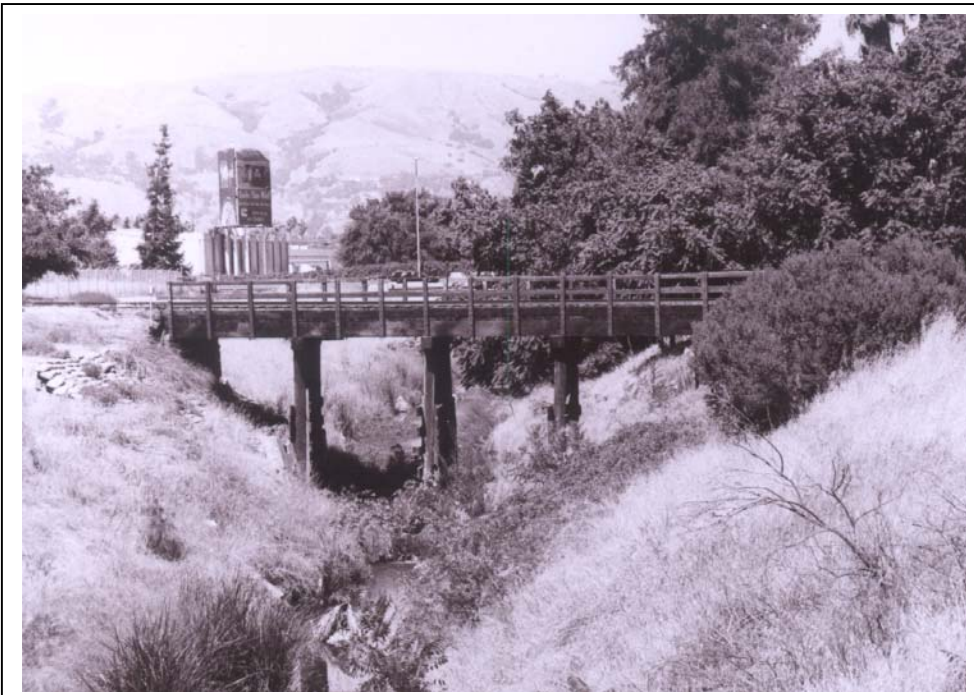
**L5. Associated Resources:**



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

Roads and industrial development are set back from the structure. The Kellogg's Eggo plant is located to the north. US 101 is approximately 250 feet to the east, and Wooster Avenue is approximately 250 feet to the west. Warehouses are located to the south.

**L7. Integrity Considerations:** The structure's immediate setting is relatively intact, though the general vicinity has been highly altered. The bridge appears to maintain its original design, though it has been maintained over the years.



**L8b. Description of Photo, Map, or Drawing:**  
Camera facing east, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002

**L1. Historic and/or Common Name:** Western Pacific Railroad – San Jose Branch

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #WP12

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

This observation point is located at the grade crossing at East Saint James Street, where the WPRR line runs parallel to 28<sup>th</sup> Street, just north of East Santa Clara Street in San Jose. UTM: 10 600431E 4134267N

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

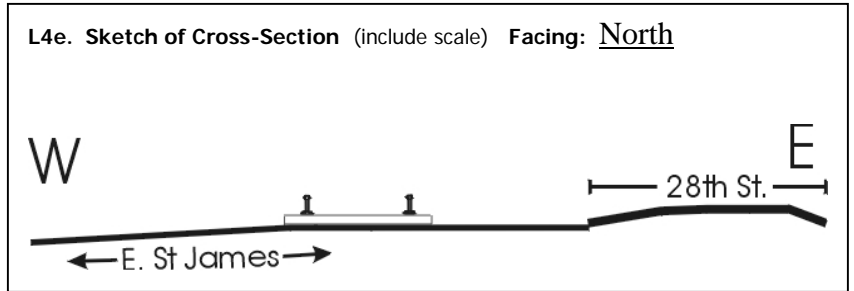
The WPRR line crosses East St. James Street at-grade. At this location the rails are laid on a concrete pad that is reinforced with steel beams and set at grade level. There is an old wood WPRR grade crossing sign post located at the northeast corner of the grade crossing. The grade crossing otherwise has contemporary safety signals and crossing arms.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** n/a
- b. **Bottom Width** n/a
- c. **Height or Depth** n/a
- d. **Length of Segment** point recodation

**L5. Associated Resources:**

**L4e. Sketch of Cross-Section** (include scale) **Facing:** North



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The area in the immediate vicinity is industrial in character.

**L7. Integrity Considerations:**

Most of the vicinity has been developed during the late twentieth century. The grade crossing itself has recently been upgraded. The WPRR 28<sup>th</sup> Street freight facility and passenger depot were once located just south of this point.

**L8b. Description of Photo, Map, or Drawing:**  
Camera facing south, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address)

Christopher McMorris / Andrew Walters  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002



**P1. Other Identifier:** Southern Pacific Railroad – Segment of the Milpitas line

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

\*a. County Alameda / Santa Clara

\*b. USGS 7.5' Quad (See Continuation Sheet) \_\_\_\_\_ (See Continuation Sheet) T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address \_\_\_\_\_ City Fremont and Milpitas Zip \_\_\_\_\_

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN (See Linear Feature Records.)

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

See Linear Feature Records for locations of specific observation points.

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

This form describes a 4.9-mile section of the former Southern Pacific Railroad (SPRR) Milpitas line that runs south from a point just north of the Warm Springs Yard in Fremont (approximately a quarter mile north of South Grimmer Boulevard near Tavis Place) to a point just south of North Abel Street in Milpitas. The segment addressed on this form is a single-track line, with spur sidings, that runs adjacent to and west of the former Western Pacific Railroad (WPRR) line. Field survey of this section of railroad was limited to points along the line that were publicly accessible, as the Union Pacific Railroad (UPRR) did not provide access to the railroad right-of-way. **Photograph 1** provides a typical view of the line running near grade with nearby commercial and industrial development adjacent to the tracks. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP11) Railroad

\*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 north from Kato Road, Fremont, July 23, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1869-1990s; Drury/estimated

\*P7. Owner and Address:  
Union Pacific Railroad

1416 Dodge Street  
Omaha, NE 68179

\*P8. Recorded by: (Name, affiliation, address)  
C. McMorris / A. Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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**

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #01-08

B1. Historic Name: Southern Pacific Railroad - Segment of the Milpitas line

B2. Common Name: Union Pacific Railroad

B3. Original Use: railroad B4. Present Use: railroad

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) original construction 1869; See B10. for details for various structures on the line and track replacements

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

\*B8. Related Features: railroad bridges / grade separations/Warm Springs Yard/ concrete lined channels

B9. Architect: unknown b. Builder: Southern Pacific Railroad

\*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 segment of the former Southern Pacific Railroad (SPRR) line between Fremont and Milpitas, and its attendant structures within the Area of Potential Effect for the project cited in P11, does not appear to meet the criteria for listing in the National Register of Historic Places, nor do these structures appear to be historical resources for the purposes of CEQA. The SPRR route that proceeds from Niles Junction south through San Jose, formerly known as the Western Division of the SPRR Milpitas Line-Niles Junction, Warm Springs, San Jose, is commonly referred to as the Milpitas line. A short lived company established by the Central Pacific and the San Francisco & San Jose Railroad called the Western Pacific Railroad (not to be confused with the twentieth century Western Pacific Railroad, or WPRR, that built its San Jose Branch between 1917-1921) built the first rail line on this alignment in 1869. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)  
(HP19) Railroad Bridges; (HP20) Concrete-lined Channels

\*B12. References: USGS, Quadrangle Maps, Niles, Milpitas, San Jose, San Jose West, and San Jose East editions 1898, 1943, 1947, 1953, 1961, 1968, 1973 and 1980; and see footnotes.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris/Theresa Rogers

\*Date of Evaluation: October 2002

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See Continuation Sheet.

## P2b. USGS 7.5' Quads

Niles (1961 / photorevised 1980) and Milpitas (1961 / photorevised 1973)

## P3a. Description (continued):

In general, the line appears to be recently maintained, although little traffic was observed during the fieldwork for this survey. In addition to tracks and bridges, the railroad right-of-way encompasses switches, signals, movable buildings, electricity poles, and grade crossing arms and signals. Most of these elements appear to be relatively new, particularly the crossing arms and signals at grade crossings. The line examined for this form mostly runs at-grade, though the rails are placed on built-up ballast at some points.

The segment of the SPRR line evaluated on this form begins at a point north of Tavis Place (recordation point SP1) where a spur line extends west from the SPRR line that passes through an industrial area in south Fremont near Sunnyvale Lumber (Map Reference #01-09) and west of Old Warm Springs Boulevard. The spur terminates on a fenced property located between Fremont Boulevard and Old Warm Springs Boulevard. The spur is blocked by a gate a short distance near Old Warm Springs Boulevard and just west of that divides into eight sidings. This spur appears to have been built circa 1962. South of the spur, the SPRR line is carried over the South Grimmer Boulevard Underpass. This two span continuous concrete box beam girder bridge was constructed in 1979 and dedicated in 1981. It measures forty-nine meters in length and is marked by the railroad's metal emblems. The bridge is supported on U-abutments with two central piers and carries pipes that are enclosed on the west side and open on the east side. Steel railings flank the single-track line. The WPRR line (see Map Reference #01-07) runs on the east side of the SPRR line, and the WPRR Bridge is of a similar design.<sup>1</sup>

South of Grimmer Boulevard, the line continues to the Warm Springs Yard where the Union Pacific Railroad (UPRR) now maintains a private road and grade crossing at the north end of the yard. The yards, located between Fremont Boulevard and Warm Springs Boulevard, are approximately 400 to 500 feet wide and are historically associated with the former General Motors Auto Assembly Plant built in 1963. In 1981, General Motors ceased manufacturing when production levels declined, and the plant was closed in 1982. In a joint venture between General Motors and Toyota (New United Motors Manufacturing Inc.), the plant was renovated, retrofitted, and reopened in the spring of 1984.<sup>2</sup>

Past the Warm Springs Yard, the line is carried over the Mission Boulevard grade separation that was built in 1954 (recordation point SP2) and continues, at-grade, south to the East Warren Avenue grade crossing adjacent to a commercial area in Fremont. East of the former SPRR line at the East Warren Avenue crossing, a concrete lined channel carries Aqua Fria Creek. The channel is approximately two feet wide and fifteen feet deep as it veers

<sup>1</sup> Dedication date is on a plaque on the north side of the WPRR bridge pier. Bridge numbers and length taken from: Caltrans, Local Agency Bridge List, Alameda County, October 1, 2001 online at: [Hhttp://www.dot.ca.gov/hq/structur/strmaint/srlocal/pdf/c33.pdf](http://www.dot.ca.gov/hq/structur/strmaint/srlocal/pdf/c33.pdf) (accessed July 2002).

<sup>2</sup> "Fremont History Post War Era 1945-Today" and "5.4 Public Hearing...To Allow Construction...at New United Motors Manufacturing Inc.," Fremont City Council Meeting, Agenda and Report, October 3, 2000, 24-25, online at [Hhttp://fremont.gov](http://fremont.gov) (Accessed October 2002).

northeast under the former WPRR line where it narrows and continues north. The creek was channelized in the 1960s.

Approximately a half-mile south of East Warren Avenue, the SPRR line crosses Toroges Creek, which feeds Aqua Fria Creek, just west of Westinghouse Drive. The creek runs in a concrete lined channel approximately ten feet deep and fifteen feet wide. The SPRR culvert and concrete lined channel were obscured from view at the time of this survey, but the SPRR culvert is quite likely similar in style and construction as the adjacent WPRR Bridge and was also likely constructed in the 1950s. The WPRR bridge is a small concrete box culvert supporting a single track on top of ballast braced by wood planks and measures approximately fifteen feet long, and ten feet wide.

At Kato Road, located about a mile south of Toroges Creek, the SPRR line crosses at-grade adjacent to the Scott Creek Business Park. North of Kato Road the line appears to be out of service as the rails are covered in dirt. There is a typical example of a small metal-sided hipped roof building that houses electrical equipment north of Kato Road. These types of common small movable buildings are located intermittently along the line. Continuing about 500 feet to Scott Creek, the SPRR line crosses Scott Creek on a timber trestle (recordation point SP3).

About a half mile from Scott Creek, the SPRR line enters Santa Clara County on a raised grade until it crosses, at-grade, over Dixon Landing Road. The rails at this location are date stamped 1953. From Dixon Landing Road, the SPRR line extends, near grade, through modern residential subdivisions in north Milpitas and crosses Calera Creek. Calera Creek is channelized and measures about twenty feet in height and width. The SPRR crossing is not visible at this location, but the WPRR Bridge is concrete with a central concrete pier.

From Calera Creek, the SPRR line continues through modern residential subdivisions until it intersects the North Abel Street Overpass. The North Abel Street Overpass carries North Abel Street/Jacklin Road over Berryessa Creek, a concrete lined channel, and the SPRR and WPRR lines. Bridge #37C-0206 is a continuous concrete girder or box beam bridge built in 1975. The overpass measures 137 meters in length and has a roadway width of 18.3 meters. At this location, the SPRR line veers southwest, away from the WPRR line and outside of the study area.

The resource described on this form consists of the right of way of the former Southern Pacific Railroad lines in the geographic area described above and includes side yards as well as the rail yard in Fremont. Alameda County and Santa Clara County Assessor Parcel Numbers were not used to define this resource because of the nature of railroad / utility property ownership changes and the outdated parcel information available at the county level. For specific property ownership information at or near the rail line, please contact Union Pacific Railroad.

### **B10. Significance (continued):**

This early line was built to connect Sacramento and San Jose, and became part of the SPRR system the following year. SPRR also acquired the San Francisco and San Jose Railroad's line on the peninsula, and SPRR joined the two lines in San Jose at its 4<sup>th</sup> Street Station. During the late nineteenth century, the railroad expedited the agricultural and population expansion of the region, providing transportation of both products and passengers.<sup>3</sup>

Following World War I, SPRR faced new competition for freight service. In 1921, WPRR established operations from Niles to San Jose constructing a new line parallel to SPRR's Milpitas line from Niles, to a point where the two lines diverged near Milpitas. In 1953, WPRR successfully attracted the Ford Motor Company to its service. The manufacturer established an automobile assembly plant along the line, and WPRR built a freight station and yards adjacent to the plant for easy transport. The SPRR shared the Milpitas Ford assembly plant freight contracts with the WPRR. (A decade later SPRR was able to attract General Motors to build an assembly plant in Fremont, for which SPRR built its adjacent rail yards at Warm Springs.)

Over time, SPRR maintained and altered the facilities along the rail line. It contributed to the construction of grade separations, such as the underpass at Mission Boulevard constructed in 1954. The tracks, ties, ballast, and other equipment were also regularly upgraded. For example, the track at Dixon Landing Road is stamped with the date of 1955. These upgrades were generally done to maintain adequate service to the railroad's industrial customers along this route. SPRR was eventually merged into the UPRR in 1996. UPRR has continued to maintain the line, upgrading safety-crossing signals for instance, but appears to use the line infrequently.<sup>4</sup>

#### Historic Evaluation

As stated above, the section of the former SPRR line between Fremont and Milpitas, and its attendant structures within the Area of Potential Effect for the project cited in P11, does not appear to meet the criteria for listing in the National Register of Historic Places, nor do these structures appear to be historical resources for the purposes of CEQA.

Components of transportation infrastructure, such as bridges and railroads, are most often found eligible for the National Register under either Criterion A, for their role in local or regional history, or Criterion C, relating to possible significance in the field of engineering. Infrastructure structures are infrequently, if ever, found to be eligible under Criteria B or D. Important historic persons associated with such structures are often involved with their design, thus making them significant under Criterion C. The SPRR Milpitas line does not appear to have important associations with any historically significant individuals (Criterion B). Historic structures (and buildings) can occasionally be recognized for the important information they yield, or might yield, regarding historic construction materials or technologies, thus making them significant under Criterion D. Most infrastructure in California, including the Milpitas line, can be studied through various written sources and

<sup>3</sup> George H. Drury, *The Golden Years of Railroading: Southern Pacific in the Bay Area: The San Francisco-Sacramento-Stockton Triangle* (Kalmbach K Books: 1996), 101-102; and Don L. Hofsommer, *The Southern Pacific, 1901-1985* (Texas A&M University Press: 1986), 4.

<sup>4</sup> "Western Pacific's San Jose Branch," *The Ferroequinologist*, May 1978, 5; Erle Heath, *Seventy-five Years of Progress: Historical Sketch of the Southern Pacific* (Southern Pacific Bureau of News: 1945), 18, 25; Hofsommer, *The Southern Pacific*, 126; and John R. Signor, *Southern Pacific's Coast Line* (Signature Press: 1994), 3.

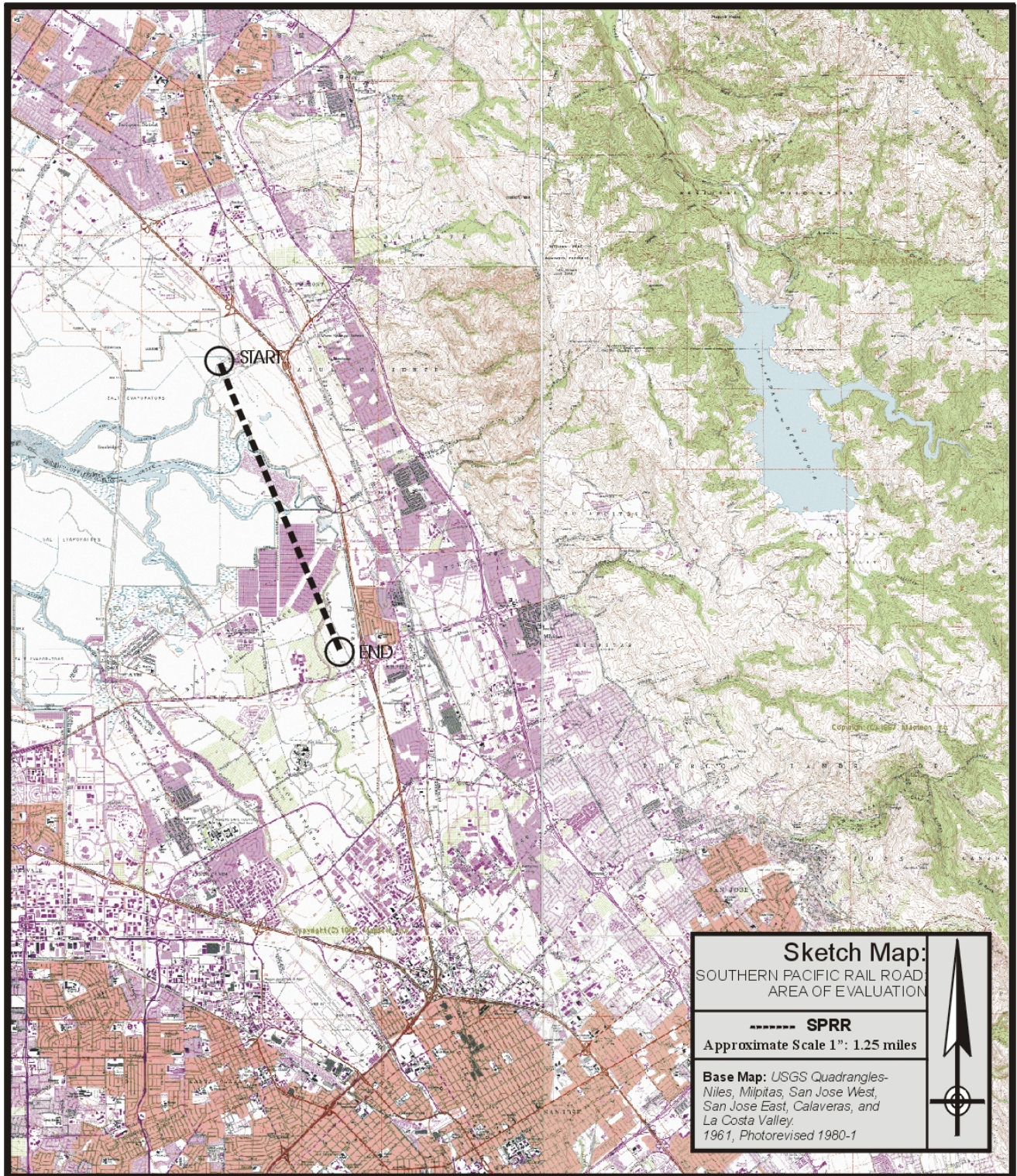


documented construction types, and usually do not appear to be principal sources of important information in this regard.

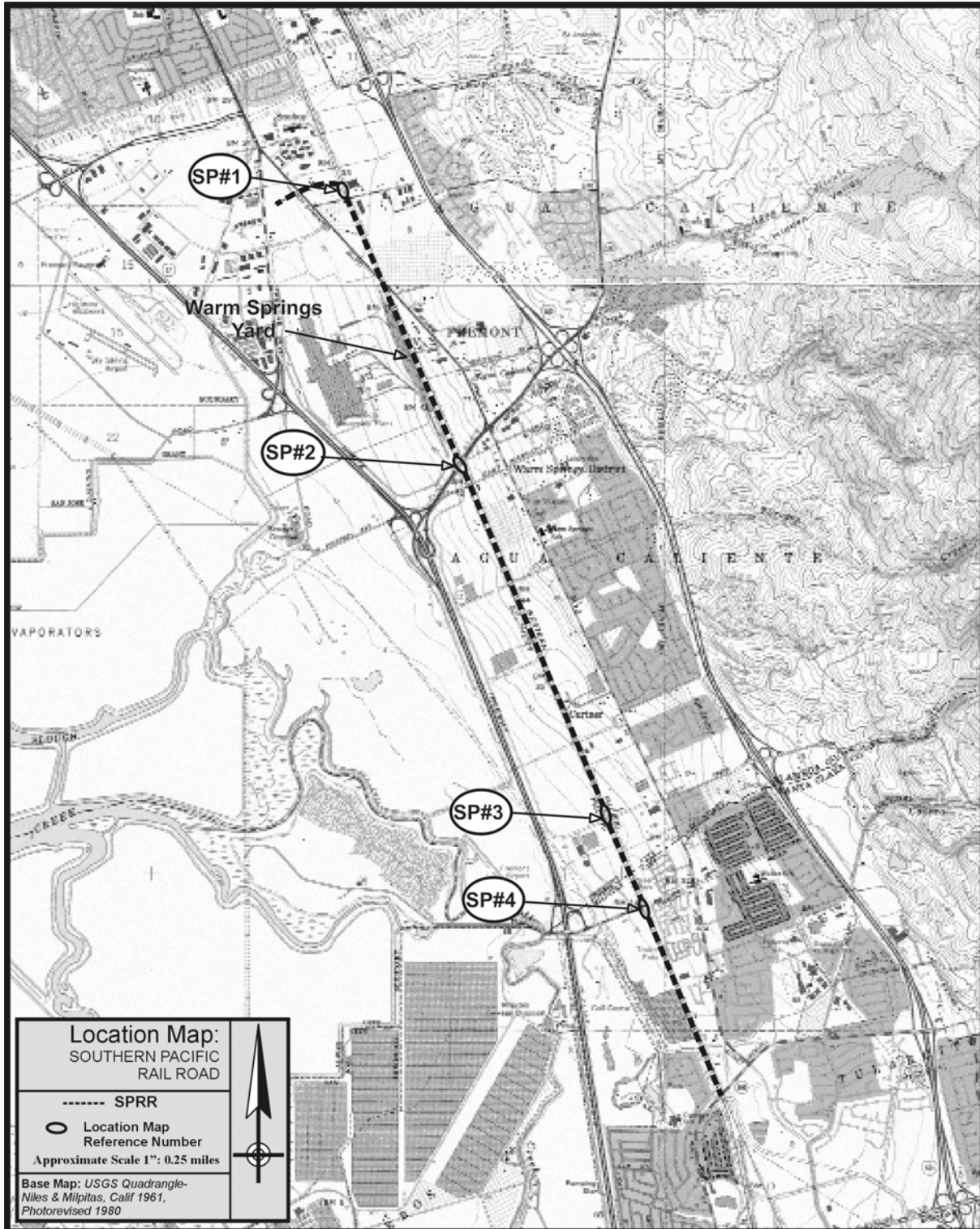
Under Criterion A, the role of the Milpitas line in the development of the San Francisco Bay Area, the Santa Clara Valley and the SPRR system appears to be of limited importance. Rail lines, like other infrastructure elements, are inherently vital to communities because they support and facilitate communication and the distribution of people, goods, and services that can encourage development at both the local and regional level. These common effects of railroad construction do not, however, typically provide sufficient justification for importance within the context of community development and transportation. To be eligible for listing in the National Register, rail lines, and other infrastructure, must be shown to have particular importance directly related to events and trends in community development and transportation, with emphasis on a specific demand for such facilities and the cause and effects of its construction. The historic evidence regarding the Milpitas line does not appear to support its eligibility for listing in the National Register under Criterion A. While the railroad had a positive impact on the area after construction, it was one of many elements of the region's transportation systems that helped develop the area. It thus does not appear to be important within this context. Under Criterion C, the elements of the Milpitas line, such as bridges and overpasses, would need to be significant for distinctive characteristics of type, period, and/or method of construction, and/or be significant for its designer(s). These structures do not constitute innovative designs, nor do any innovative construction techniques appear to have been used in their construction. Neither the Milpitas line nor its structural elements constitute rare structure types within California, nor do they represent bold or important engineering achievements. The Milpitas line is one of many examples of railroad lines built in Alameda and Santa Clara counties, and within the former SPRR system in California. Thus, it does not appear to be significant under Criterion C.

In addition to the property's lack of historic and architectural significance, the Milpitas Line also lacks historic integrity. The line retains only integrity of location and lacks most of the other six aspects of historic integrity. The property's original rural setting of the 1870s, when wheat farming and cattle ranchers were the dominant agricultural pursuits, no longer exists and has been replaced by modern development, compromising the line's setting, feeling, and association. With the SPRR's regular maintenance of the line and appurtenant structures, much, if not all, of the property's original materials, design, and workmanship dating to 1869 have been compromised. Lacking integrity, as well as architectural and historical significance, this segment of the SPRR line does not appear eligible for the National Register or for the purposes of CEQA.

### Sketch Map



### Location Map



L1. **Historic and/or Common Name:** Southern Pacific Railroad – Segment of the Milpitas line

L2a. **Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #SP1

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Tavis Place at its intersection with the SPRR line

L3. **Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

The SPRR line passes Tavis Place, just north of South Grimmer Boulevard in the City of Fremont. This section of the rail line is typical of most of the line, consisting of a low ballast embankment that carries a single set of SPRR tracks. A spur line diverges from the west side of the main line, leading to a siding located west of Old Warm Springs Boulevard situated approximately 400 feet west of the rail line.

L4. **Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** n/a
- b. **Bottom Width** n/a
- c. **Height or Depth** n/a
- d. **Length of Segment** 75 feet

L5. **Associated Resources:**

None

L4e. **Sketch of Cross-Section** (include scale) **Facing:** North

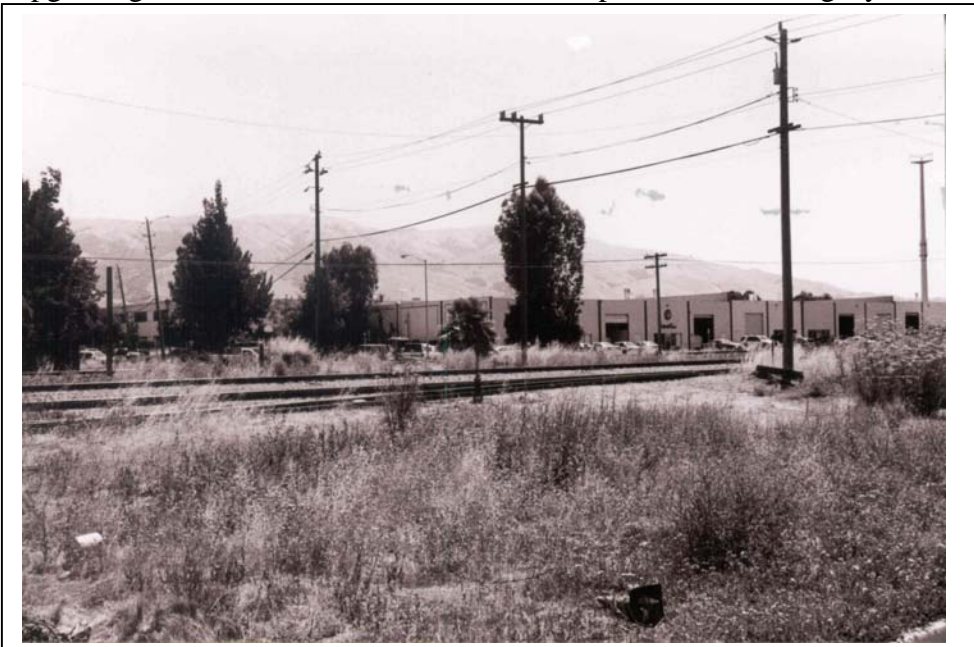


L6. **Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The SPRR line at this location is surrounded on both sides by mostly modern industrial and commercial properties, although a scattering of historic period residences are also found in the area.

L7. **Integrity Considerations:**

Development in the vicinity from 1960s to 1990s has compromised setting, feeling and association, while upgrading and routine maintenance have compromised the integrity of materials and design.



L8b. **Description of Photo, Map, or Drawing:**  
Camera facing northeast, July 23, 2002

L9. **Remarks:**

L10. **Form prepared by:** (Name, affiliation, address)

C. McMorris/T. Rogers  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

L11. **Date:** October 2002

L1. Historic and/or Common Name: Southern Pacific Railroad – Segment of the Milpitas line

L2a. Portion Described:  Entire Resource  Segment  Point Observation Designation: Location Map Reference #SP2

\*b. Location of point or segment: (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Warm Springs Underpass at Mission Boulevard (State Route 262 or SR 262) in Fremont. UTM: 10 594425E 4149277N.

L3. Description: (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

There are grade separations at Mission Boulevard (SR 262) for both the former SPRR and WPRR rail lines at the south end of the Warm Springs rail yard. The SPRR Bridge over Mission Boulevard (Bridge #33-0183) was constructed in 1954 and is a through-girder structure measuring 115 feet (35.1 meters) long and approximately twenty-five feet (7.6 meters) wide with steel railings at either end supported on concrete abutments and central concrete pier walls creating two spans. (Caltrans Bridge Log lists measurements of this bridge in meters.) The adjacent WPRR bridge (in background of photograph) is identical to the SPRR Bridge.

L4. Dimensions: (in feet for historic features and meters for prehistoric features)

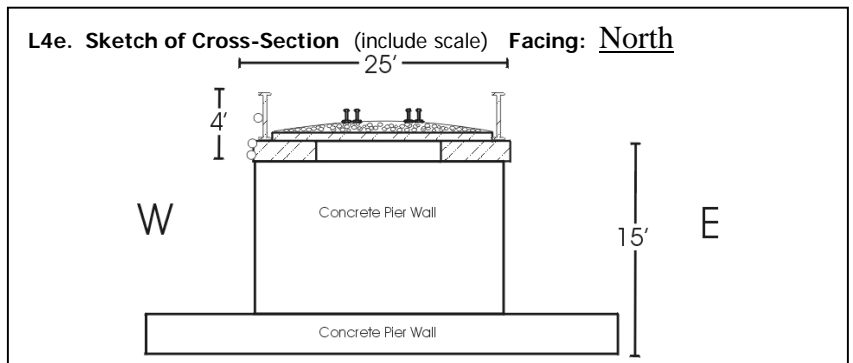
- a. Top Width approx. 25 feet
- b. Bottom Width approx. 25 feet
- c. Height or Depth approx. 4 feet tall /  
15 feet clearance to road
- d. Length of Segment 115 feet

L5. Associated Resources:

Mission Boulevard (SR 262) – originally part of East Shore Freeway (now I-880)

L6. Setting: (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

This bridge is south of Warm Springs rail yards, adjacent Kato Road Underpass, and near office/commercial buildings.



L7. Integrity Considerations:

Development in vicinity from 1960s to 1990s set back from structure. Bridge maintained but not altered.

L8b. Description of Photo, Map, or Drawing: Camera facing northeast, July 23, 2002 (SPRR bridge in foreground)

L9. Remarks:

L10. Form prepared by: (Name, affiliation, address)

C. McMorris/T. Rogers  
JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

L11. Date: October 2002

**L1. Historic and/or Common Name:** Southern Pacific Railroad – Segment of the Milpitas line

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #SP3

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Bridge at Scott Creek, approximately 550 feet south of Kato Road in Fremont. UTM: 10 595677E 4146323N

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

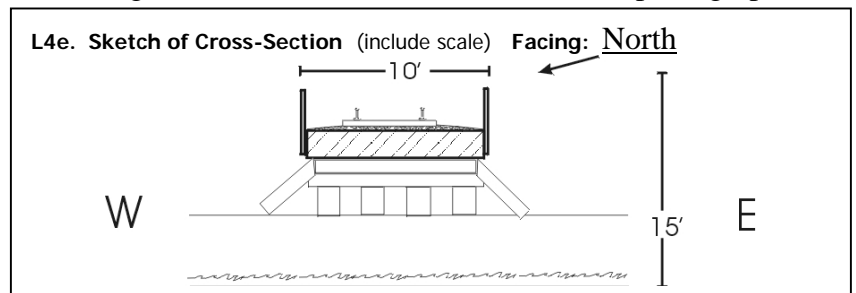
The SPRR rail line passes over Scott Creek on wood trestles approximately 500 feet south of Kato Road. Scott Creek flows into a concrete channel approximately 250 feet south of the bridge, then proceeds north and passes under the rail line to the west side of the tracks where it flows into an unlined channel. The channel is approximately fifteen feet wide and fifteen feet deep under the bridge. It widens to approximately forty feet wide on the west side of the bridge. The bridge at this location has approximately twenty-foot spans with wood and steel railings and metal mesh walkways on either side of the tracks. The WPRR bridge, located east of the SPRR bridge, is similar to the style and construction of the SPRR bridge. The bridge appears to have been constructed during the early twentieth century, and Scott Creek was channelized in the 1970s. A small wood plank footbridge over Scott Creek is located between the two railroad bridges and can be seen at the center of the photograph.

**L4. Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 10 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 15 feet
- d. **Length of Segment** approx. 15 feet

**L5. Associated Resources:**

Scott Creek Channel.



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The area surrounding the bridge crossing the Scott Creek channel is modern and industrial in nature.

**L7. Integrity Considerations:**

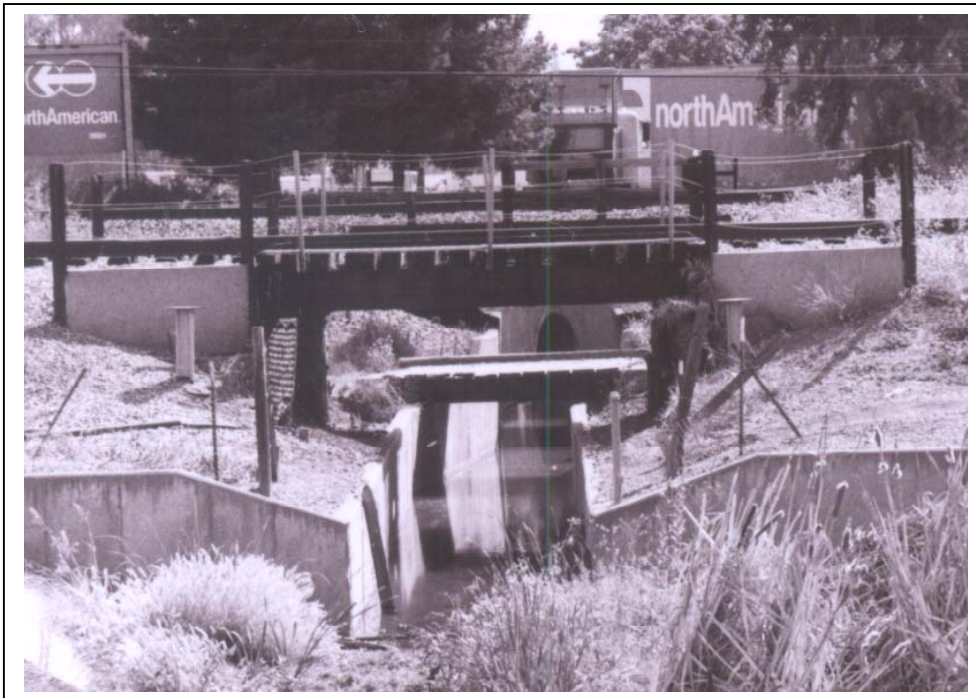
The bridge appears unaltered, but is surrounded by modern development compromising integrity of setting, feeling, and association.

**L8b. Description of Photo, Map, or Drawing:**  
Camera facing west, July 23, 2002

**L9. Remarks:**

**L10. Form prepared by:** (Name, affiliation, address) C. McMorris/T. Rogers  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**L11. Date:** October 2002



L1. **Historic and/or Common Name:** Southern Pacific Railroad – Segment of the Milpitas line

L2a. **Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Location Map Reference #SP4

\*b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)

Just north of Dixon Landing Road in Milpitas. UTM: 10 595892E 4145804N.

L3. **Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

The SPRR line crosses Dixon Landing Road at-grade. This section of the rail line is typical of most of the line, consisting of a low ballast embankment that carries a single set of tracks. Rail stamps observed at this location read “1320 HF CC CF&I 1953.”

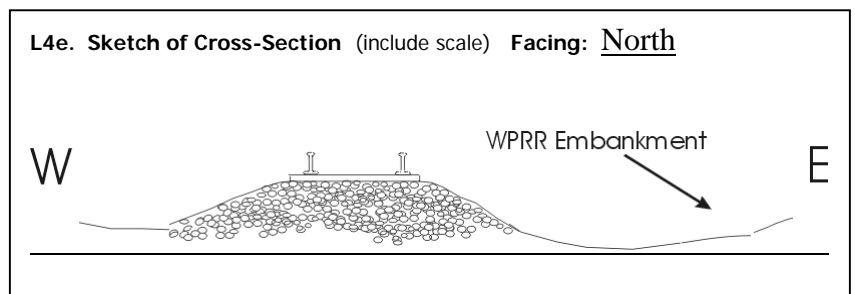
L4. **Dimensions:** (in feet for historic features and meters for prehistoric features)

- a. **Top Width** approx. 7 feet
- b. **Bottom Width** approx. 10 feet
- c. **Height or Depth** approx. 2 feet

**Length of Segment** point recordation

L5. **Associated Resources:**

None



L6. **Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

The area at this location is modern residential in character with some nearby commercial and industrial buildings.

L7. **Integrity Considerations:**

While the rails at this location date to the 1950s, the rails and ballast have been replaced through normal routine maintenance and are not related to the line's historic period of significance.



L8b. **Description of Photo, Map, or Drawing:**  
Camera facing north, July 23, 2002

L9. **Remarks:**

L10. **Form prepared by:** (Name, affiliation, address) C. McMorris/T. Rogers  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

L11. **Date:** October 2002

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #01-09

**P1. Other Identifier:** 44580 Old Warm Springs Boulevard

\***P2. Location:**  Not for Publication  Unrestricted

\*a. County Alameda

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

\*b. **USGS 7.5' Quad** Niles Date 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 44580 Old Warm Springs Boulevard city Fremont Zip 94538-6142

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: 519-1352-007-04

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

The 5.59-acre property at 44580 Old Warm Springs Boulevard, containing Sunnyvale Lumber, is located on the north side of Prune Avenue (also known as Tavis Place), between Old Warm Springs Boulevard and the former Southern Pacific and Western Pacific rail lines. The Sunnyvale Lumber yard consists of seven buildings, which include an office and several storage and workshop buildings. The office, Building 1 on the attached Sketch Map, is located at the southwest corner of the parcel. It is a two-story rectangular gable roof building, with rolled composition shingle roof covering (as seen in **Photograph 1**). The walls are clad in wood siding, with corrugated metal siding below the gable on the east side of the building. (See Continuation Sheet)

\***P3b. Resource Attributes:** (List attributes and codes) (HP8) Industrial Buildings

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



**P5b. Description of Photo:** (View, date, accession #)  
Photograph #1, Building 1, camera facing east, January 7, 2003

\***P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
ca. 1962, USGS quads and Aerial Photographs

\***P7. Owner and Address:**  
Robert and Bess Roberts  
1019 Cambridge Avenue  
Sunnyvale, CA 94087

\***P8. Recorded by:** (Name, affiliation, address)  
C. McMorris / K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\***P9. Date Recorded:** January 7, 2003

\***P10. Survey Type:** (Describe) Intensive

\***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\***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**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 2 of 6

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #01-09

B1. Historic Name: Sunnyvale Lumber

B2. Common Name: Sunnyvale Lumber

B3. Original Use: commercial property (lumber yard) B4. Present Use: commercial property (lumber yard)

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Yard established ca. 1962; buildings added ca. 1960s-1990s

\*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 44580 Old Warm Springs Boulevard does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in the northern part of the Warm Springs District in the City of Fremont. One of several small communities that developed in southern Alameda County, Warm Springs retained its rural character well into the mid-twentieth century. For the most part, individual farmers farmed their own land and many farms remained in families for several generations. Major changes in the Warm Spring District did not occur until well after World War II. In the 1950s the area was still largely divided into orchards, vineyards, and ranch land. As the greater Bay Area grew, land in rural southern Alameda County became more desirable for suburban development and larger agricultural tracts were subdivided into small farming properties. (See Continuation Sheet)

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

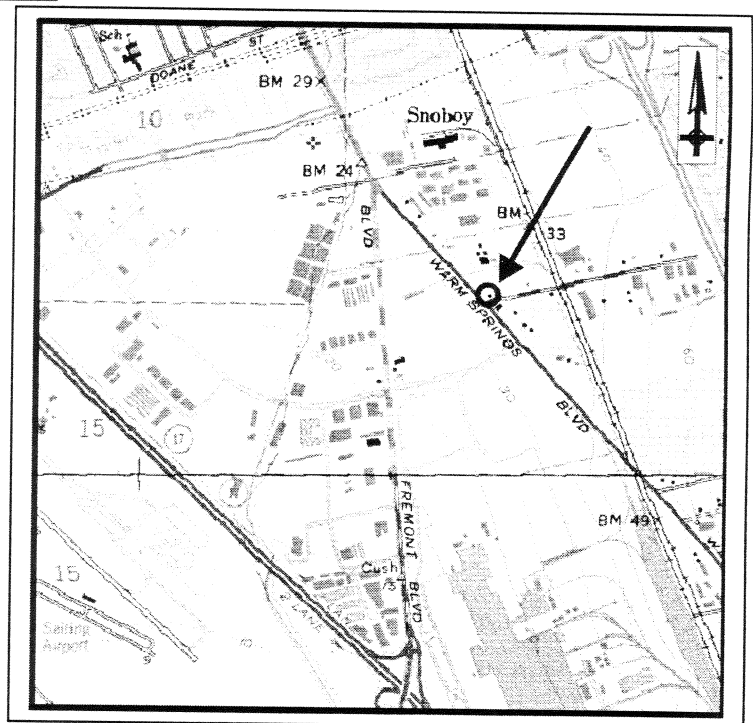
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; United States Federal Population Schedules, Alameda County, Warm Springs District, 1910-1930; USGS Quadrangles, Livermore, 1940, Niles, Calif, 1953-1980; Official Maps of Alameda County, 1889-1915; and Aerial Photographs.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



### **P3a. Description (continued):**

The main entrance, a set of wood frame, glass double doors centered on the west gable end, is sheltered by a full-width wood shingle clad awning that wraps around to the south side of the building. Sets of modern three-part windows with fixed center panes, flanked by sliding sash with false muntins, appear on either side of the main entrance. A pair of narrow aluminum sliding windows is located under the gable peak on the west side of the building. There is a metal roll-up door and a pair of aluminum sliding windows on the north side of the building, and a shed roof extension along the south side of the building. A two-story gable roof addition is attached to the east side (rear) of the building. This addition is clad in wood siding, and has a metal roll up door and a small wood porch and entry on the northeast corner.

The largest building on the parcel, Building 2, is located north of the office and is the most modern of the buildings, constructed in the 1990s. Shown in **Photograph 2**, it is a tall warehouse for lumber storage. The building has a low-pitched side gable roof, lower walls of split face concrete masonry units and metal siding above. Fenestration includes three small windows inset on the southwest corner of the building. The east side of the building and half of the south side of the building are open. There are also two service entries on the south side of the building.

Buildings 3, 4, 5, 6, and 7 house the yard saw and finishing functions. Building 3 is located east of the office. This rectangular wood frame shed building has a side gable roof, and is open on the north, south and west sides. The east wall is clad in wood siding. There is a long roof extension along most of the north side of the building. Buildings 4, 5, and 6, are located south of Building 3 (all four of these buildings are shown in **Photograph 3**). Building 4 has a shed roof and wood siding, and is open on the north side. Building 5 is a gable roof shed that is open on the south side. The roof has wood shingles, exposed rafters and wood fascia boards at the roofline. Building 6 is a wood frame open sided shelter with a metal gable roof. Building 7 is located at the southeast corner of the complex. This long, narrow rectangular building has a low-pitched gable roof supported by concrete masonry unit walls and metal post supports. The building is open on the south side.

### **B10. Significance (continued):**

In 1956, five of the small towns in southern Alameda County (including Niles, Mission San Jose, Centerville, Irvington, and Warm Springs) incorporated into the City of Fremont, forming the third largest city in California in terms of area.<sup>1</sup> A few years after incorporation, the owners of Sunnyvale Lumber opened a yard at the location treated by this form, about the same time as plans for a major industrial area at the south end of the new city were formalized. The new Nimitz freeway and the two rail lines, Southern Pacific and Western Pacific, provided transportation links into this largely undeveloped land that was separated from planned residential areas. The transportation access and inexpensive property provided the necessary incentive for General Motors to choose the Warm Springs District as the location for an auto assembly plant, which opened in 1964.<sup>2</sup>

*History of Washington Township*, 133-136; "Fremont History" website accessed September 26, 2002, <http://www.aclibrary.org/branches/frm/frmhlist.asp>.

<sup>2</sup> "A Geographic Profile of Fremont, California: Fremont's Economy," April 25, 2000, website accessed Sept. 30, 2002, [http://geography.berkeley.edu/ProjecsResouces/Community.../Fremont\\_landuse.htm](http://geography.berkeley.edu/ProjecsResouces/Community.../Fremont_landuse.htm).

It was not until the 1980s when the technology-based industries, searching for less expensive land than that in neighboring Santa Clara County, changed the Warm Springs District from primarily an agricultural economy to its present-day industrial character. Today the Warm Springs District has a mixed commercial/industrial character with a growing presence of residential subdivisions.<sup>3</sup> The rural landscape of Warm Springs' past is visible only in small pockets of remaining agricultural lands scattered throughout the encroaching development.

Sunnyvale Lumber began in Sunnyvale as Sunnyvale Transportation Services (STS), a trucking company owned by R.B. and Pearl Gilmore in 1945. STS initially hauled fruit for the canneries in the Sunnyvale area, but eventually developed into a wholesale lumber business. As the Gilmores' business continued to grow, they renamed the operation "Sunnyvale Lumber Sales," and officially incorporated as Sunnyvale Lumber in 1964. Around 1960, the Gilmores acquired the Warm Springs property at 44580 Old Warm Springs Boulevard and opened the Sunnyvale Lumber Yard. In 1983 Robert and Bess Roberts, the current owners, took over the business and completely revitalized Sunnyvale Lumber, which is now a prominent residential building supplier in the Bay Area. Robert Roberts is a long time resident of Sunnyvale and is active in local government.<sup>4</sup>

The property at 44580 Old Warm Springs Boulevard does not appear to have important associations with significant events or persons in local, state, or national history (Criteria A and B). Although Sunnyvale Lumber contributed to the general growth of the southern Fremont/Warm Springs area, it is part of a general trend in the area's development, and not particularly significant within that context. The property is not the original Sunnyvale Lumber property in Sunnyvale, but was part of its later expansion. Similarly, while both the Gilmore and Roberts families may have been active members of the Sunnyvale business community and local government, this property in Fremont is not associated with these activities.

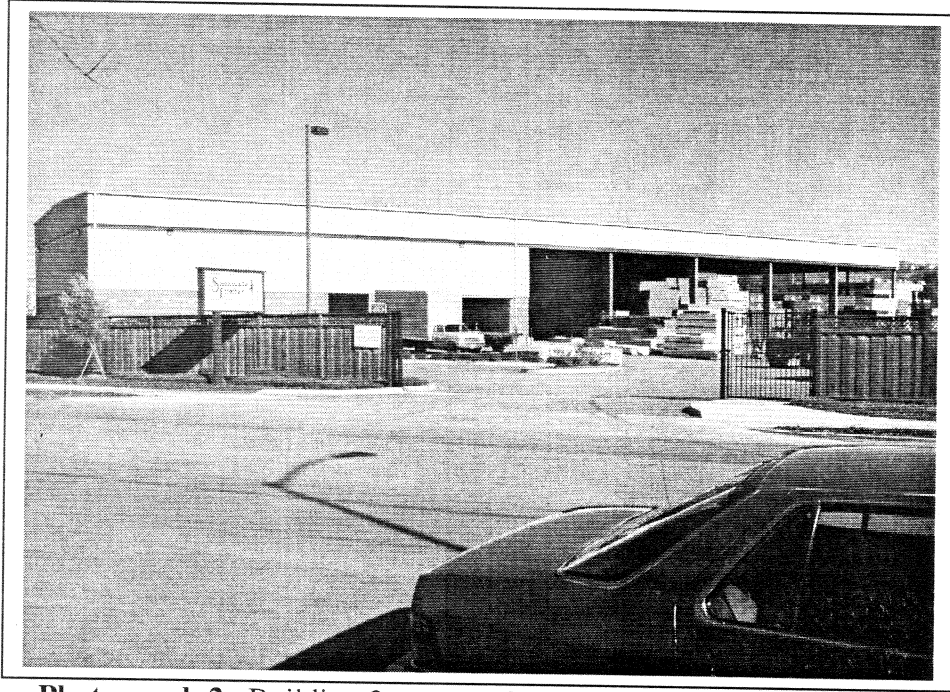
The buildings on this property also lack architectural style. They are utilitarian in design and function, and do not appear to be important for their type, period, or method of construction. The buildings do not appear to be the work of a master architect or builder, and do not possess high artistic value (Criterion C). Some of the buildings on the property, such as Buildings 2 and 3, are modern, having been constructed on the property in the 1990s and thus compromising the integrity of the original yard complex.<sup>5</sup> The property also has not yielded, nor will likely yield, important information for history and does not appear to be significant under Criterion D. Furthermore, 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 meet the significance criteria as outlined in these guidelines.

<sup>3</sup> A Geographic Profile of Fremont, California: Fremont's Economy," April 25, 2000, website accessed Sept. 30, 2002, [http://geography.berkeley.edu/ProjecsResouces/Community.../Fremont\\_govt.htm](http://geography.berkeley.edu/ProjecsResouces/Community.../Fremont_govt.htm).

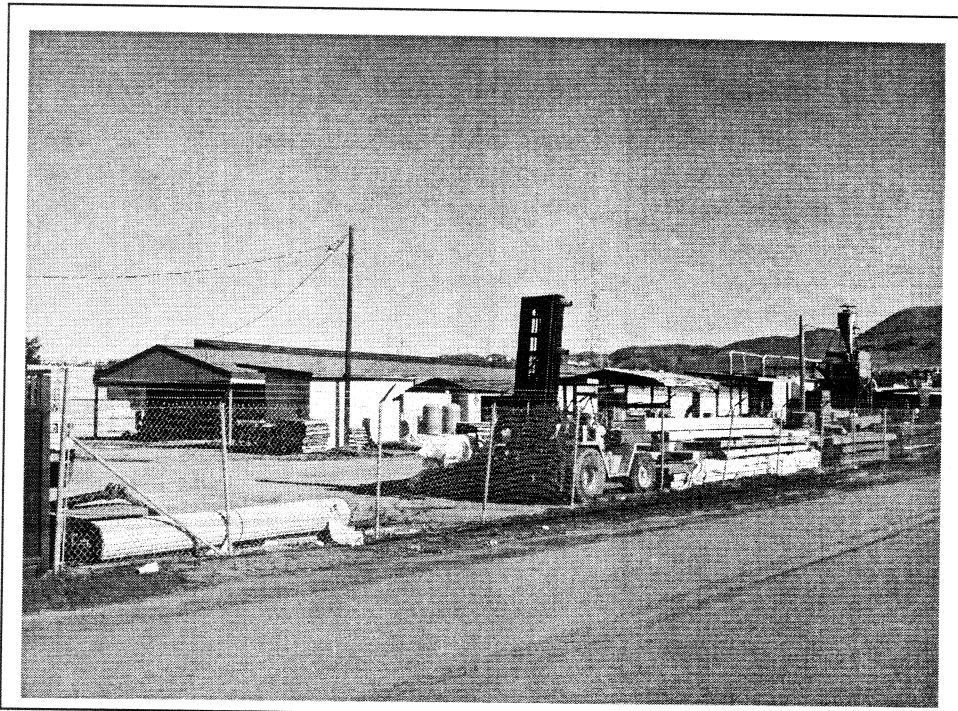
<sup>4</sup> Sunnyvale Lumber Company History available online at the company's website at <http://www.sunnyvalelumber.com/histor.html>.

<sup>5</sup> Fremont, California Aerial Photograph, June 16, 1993, available online at <http://terraserver.homeadvisor.msn.com>.

**Photographs (continued):**

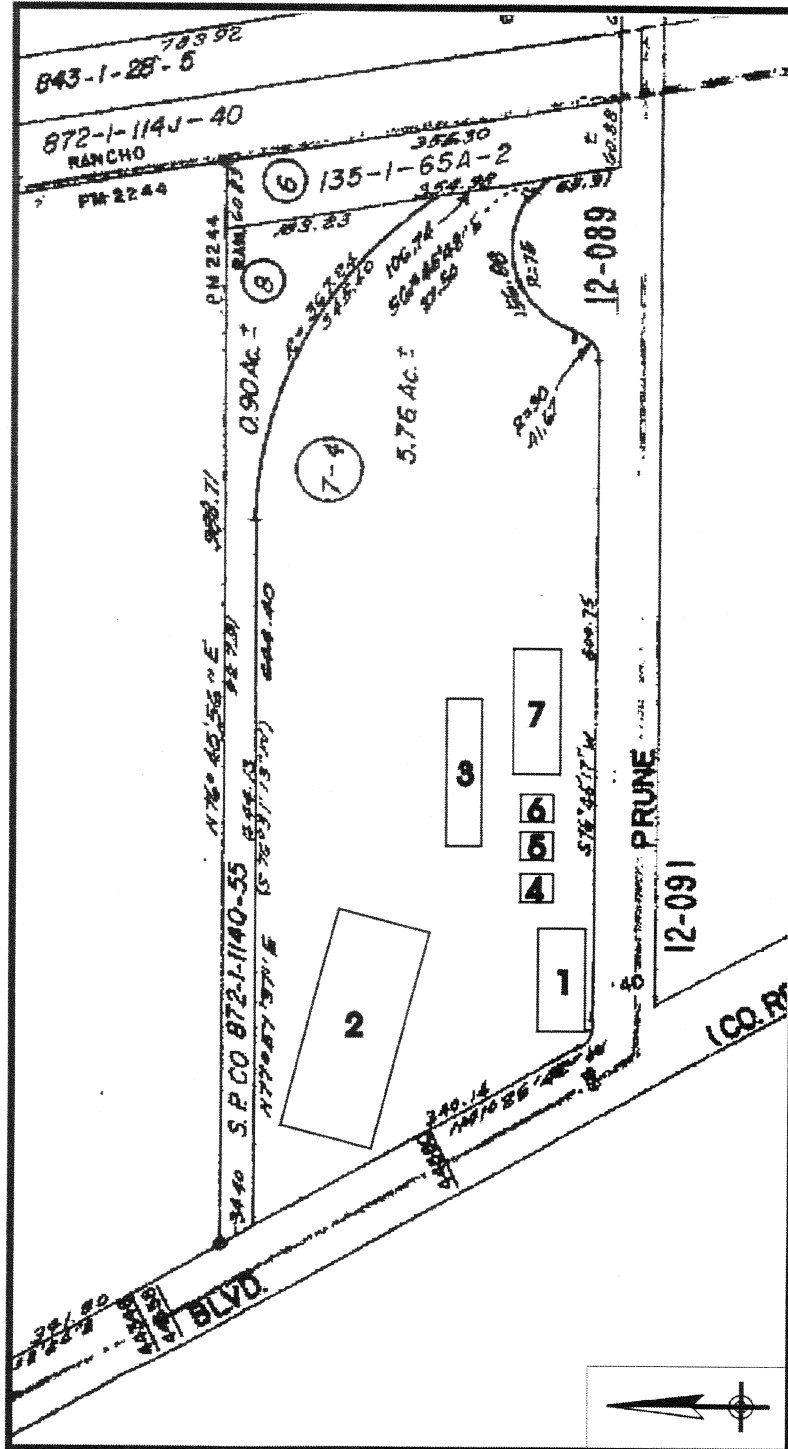


**Photograph 2.** Building 2, camera facing northeast, January 7, 2003.



**Photograph 3.** Buildings 3, 4, 5, and 6, camera facing northeast, January 7, 2003.

**Sketch Map:**



**P1. Other Identifier:** 1515 North Milpitas Boulevard

**\*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** Milpitas **Date** 1961, photorevised 1980 **T** \_\_\_\_\_; **R** \_\_\_\_\_; **1/4 of Sec** \_\_\_\_\_; **B.M.** \_\_\_\_\_

**c. Address** 1515 North Milpitas Boulevard **City** Milpitas **Zip** 95035

**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)

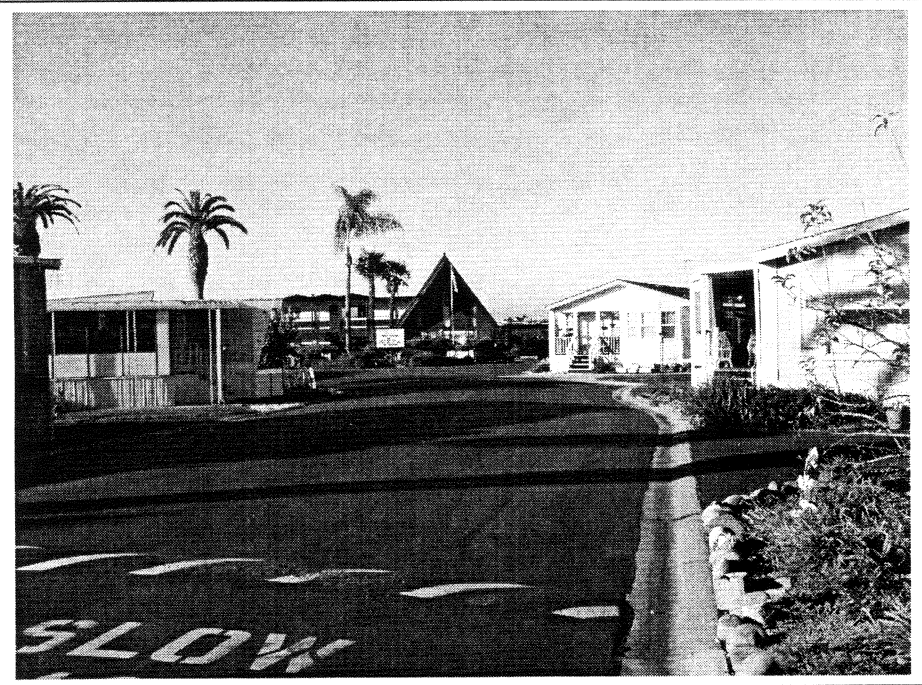
Assessor Parcel Number: 022-02-007

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

The property at 1515 North Milpitas Boulevard (formerly North Main Street) is located in northern Milpitas adjacent to the former Southern Pacific and Western Pacific railroad lines. This 13.22-acre parcel contains the Mobilodge mobile home park, which consists of a central clubhouse area and 145 individually owned and maintained mobile homes. **Photograph 1** is taken from the entrance, showing the clubhouse among the mobile home units. As seen on the attached Site Map, the mobile home units are laid out along curvilinear streets. They are of various types, old and new, single and doublewide, modified and maintained, with a variety of roof forms, cladding material, sheds, and carports. A representative view of the mobile homes is shown in **Photograph 5**. (See Continuation Sheet)

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

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



**\*P5b. Description of Photo:** (View, date, accession #)  
Photograph 1, main entrance and clubhouse, camera facing west, January 7, 2003

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1962, County Assessor Record

**\*P7. Owner and Address:**  
Lopina Ents  
360 Kiely Boulevard Suite 220  
San Jose, CA 95129-1300

**\*P8. Recorded by:** (Name, affiliation, address)  
C. McMorris / K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**\*P9. Date Recorded:** January 7, 2003

**\*P10. Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

**\*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: Mobilodge of Milpitas

B2. Common Name: Mobilodge

B3. Original Use: Mobile Home Park B4. Present Use: Mobile Home Park

\*B5. Architectural Style: Utilitarian, A-frame/Modern

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1962; club house alterations unknown, mobile home units regularly maintained and modified

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

\*B8. Related Features: Mobile homes

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 1515 North Milpitas Boulevard (formerly North Main Street) does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This trailer park was constructed in 1962 in northern Milpitas, during a period of rapid growth and mobile home development in the Bay Area in general and in Milpitas in particular. The area now encompassed by the City of Milpitas was a sparsely populated part of Santa Clara County well into the twentieth century and did not experience much industrial development until after World War II. Large tracts of land were devoted to agriculture, with the largest businesses centered around food-processing facilities such as the canneries of the Del Monte Company and the California Packing Company. The Southern Pacific Railroad served the area's farmers and businesses beginning in 1870, joined by the Western Pacific Railroad (WPRR) following World War I. (See Continuation Sheet)

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

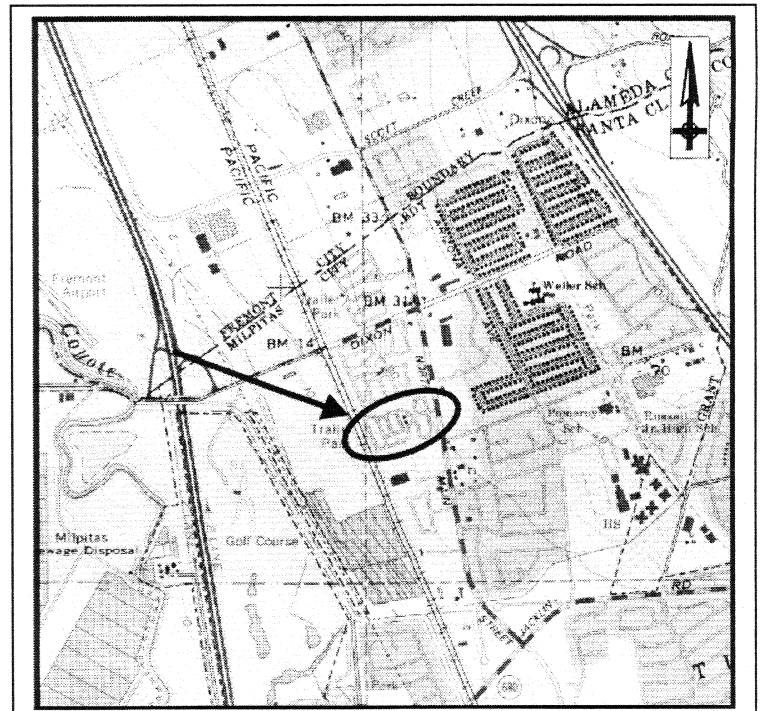
\*B12. References: Milpitas City Directories (various years); Santa Clara County Assessor Records as reported by FARES; USGS Quadrangles, Milpitas (1953-1980); Aerial Photographs.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



### **P3a. Description (continued):**

The clubhouse area is dominated by a complex comprised of several elements, including a car wash, a swimming pool, shuffleboard court, putting green, and barbecue area. The clubhouse building is composed of an east facing, two-story central A-frame building with a two-story wing on the south side and a one-story wing on the north side. A one-story pool building or bathhouse is attached via a breezeway to the east side of the north wing of the building. The building sits on a concrete foundation and is of wood frame construction.

The A-frame element, shown in **Photographs 2** and **3**, has a wood shingle clad roof with large wood beams, and metal anchors supporting the gable joint. The exposed walls on the north and south sides of the building are clad in stucco, while the east and west sides are clad in wood shingles, except for a band at the bottom sided in stucco. There is a metal and glass door on the northwest corner of the building, and banks of narrow fixed pane windows above bands of larger picture windows on the east and west sides of the building. A stone chimney pierces the roof on the south side of the A-frame element.

The south, two-story wing, shown in **Photograph 2**, is rectangular in plan. It has a flat roof, and an awning on the east side with diamond-shaped ornamentation. A balcony on the second story, sheltered by the extended eaves of the main roof, wraps around the east and south sides of the building. The balcony and roof are supported by wood posts. There are flush metal entry doors on both stories at the east and south sides of the building, while fenestration consists of three-pane aluminum sliding windows.

The north one-story wing, shown in **Photograph 3**, is rectangular in plan and has a flat overhanging roof with wood fascia at the roofline. The diamond shaped ornamentation continues at the roofline, and there are wood supports on the west side of the building where a gable roof shelters a recessed entrance. The building is clad in stucco. A roof extension on the east side of the building forms a breezeway connected to the one story pool building or bathhouse. This wing's fenestration consists of aluminum sliding windows and louvered windows above fixed pane windows, and there are entrances on the east and west sides of the wing.

The pool building or bathhouse, shown in **Photograph 2**, is located on the east side of the north wing of the building, adjacent the pool. It has a multi-peaked, shallow gable, overhanging roof and vertical wood siding. There are entrances on the south side of the building and on the west side under the breezeway. Fenestration consists of a band of corrugated plastic windows mounted high on the north side of the element, and fixed pane windows mounted high on the south side. A brick wall extends along the east side of the building out past the pool area on the south side.

The car wash is located north of the main clubhouse building, and is shown in **Photograph 4**. This wood frame rectangular building is composed of an office element on the east side and an attached carport with a three-quarter height wall and wood posts supporting the roof on the west side. The flat roofline is adorned with wood fascia boards. The building is covered in stucco, and fenestration consists of aluminum sliding windows arranged singly and in pairs. There is a flush wood door on the north side of the building.



### **B10. Significance (continued):**

After World War II, the entire area had grown dramatically in population and interest grew in incorporating Milpitas as a separate city. This movement was fueled by the Ford Motor Company's decision to construct an assembly plant along the WPRR line in 1955. Milpitas expanded rapidly in the 1960s and 1970s, and the area of northern Milpitas where the subject property is located became increasingly developed.

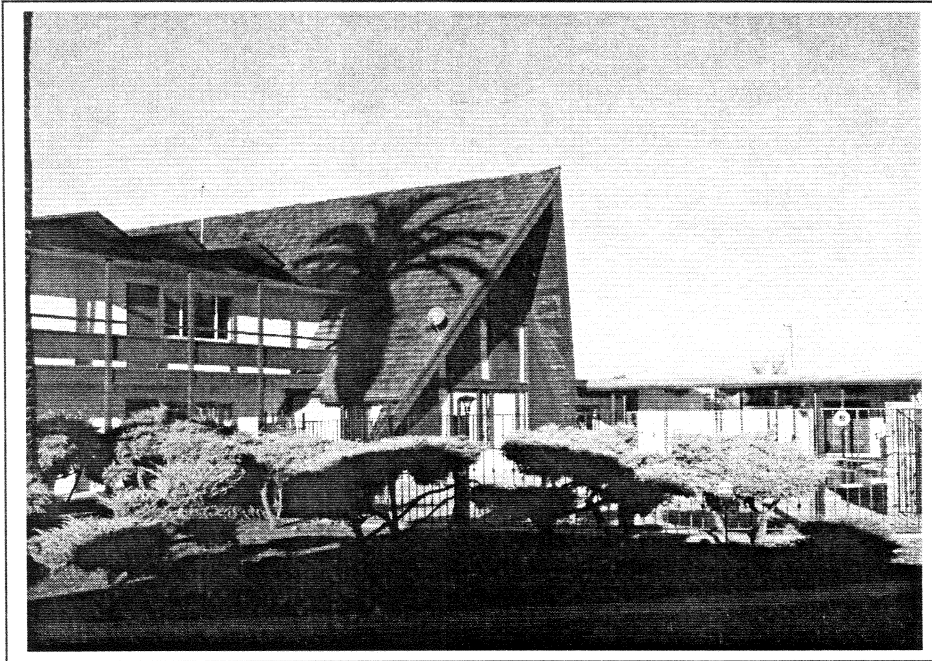
Rapid post-war growth and a demand for inexpensive housing for immigrants and low-wage workers adjacent to industrial areas in the southern Bay Area caused Santa Clara County to become a center of activity for mobile home living. The 1950s through the 1970s also saw a dramatic rise in the number of mobile home parks in the Bay Area in general. Mobile home parks were often built in marginal locations near railroad tracks or industrial areas, operated for several years, and then closed as surrounding land values rose and land was converted to more profitable uses. By 1980 Santa Clara County accounted for one-third of all mobile home units in the Bay Area. By that time, mobile home park growth was at a standstill, with 118 parks in Santa Clara County, and no new properties being built after 1979. By the early 1980s, the elderly were the dominant market for the remaining mobile home parks in the Bay Area, with seventy-five percent of owners being fifty-five or older.<sup>1</sup>

The property at 1515 North Milpitas Boulevard, containing the Mobilodge of Milpitas, was constructed in 1962 during the period of peak mobile home building and living in the Milpitas area. While it is a surviving example of residential development from this period of growth, this mobile home park is not particularly significant within that context, but is rather part of the general trend in mobile home park growth in the Bay Area in general and Milpitas in particular (Criterion A). The Mobilodge mobile home park does not appear to be associated with individuals who have made significant contributions to local, state, or national history (Criterion B). Milpitas city directories from the 1960s and 1970s list a variety of residents, none of whom have been found to be significant to local history. Under Criterion C, neither the trailer park clubhouse nor the individual mobile homes appear to embody distinctive architectural characteristics. The clubhouse building is a mixture of styles. The north and south wings are in the Modern style, while the central portion is an A-frame element, providing meeting space for the mobile home complex. Architect Rudolph Schindler first introduced this latter design to the United States in 1934, when he designed the first A-frame vacation home. The key to A-frame design is the steep pitch of the roof gable, which is continued to the ground on two sides, and the lack of roof-wall junctions. The design is simple to construct and provides an open floor plan. The A-frame style became a very popular choice for vacation homes and was also employed for public meeting places, such as this clubhouse. The north and south wings of the Mobilodge clubhouse building feature elements of Modern design, such as their flat roofs, emphasized by low-pitched decorative dimensional shapes.<sup>2</sup> While the clubhouse building appears to retain much of its architectural integrity, the individual mobile homes have been upgraded to meet local codes, moved, and replaced over the years, compromising the integrity of the park as a whole. Overall the park does not appear to have significant historical associations. In addition, the Mobilodge property has not yielded, nor will likely yield, important information for history (Criterion D). This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

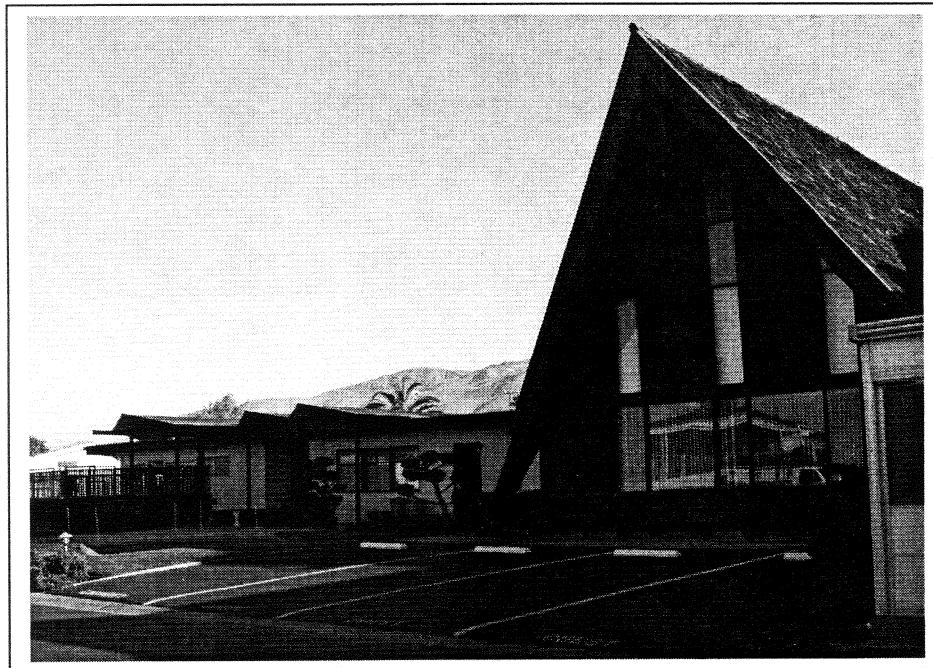
<sup>1</sup> San Jose Public Library clippings, Santa Clara County-Mobile Homes, *San Jose Mercury News* (June 1, 2000): 1, 20; (February 3, 1981): 1, 4; (December 1, 1996): 1, 32.

<sup>2</sup> Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), 229.

**Photographs (continued):**

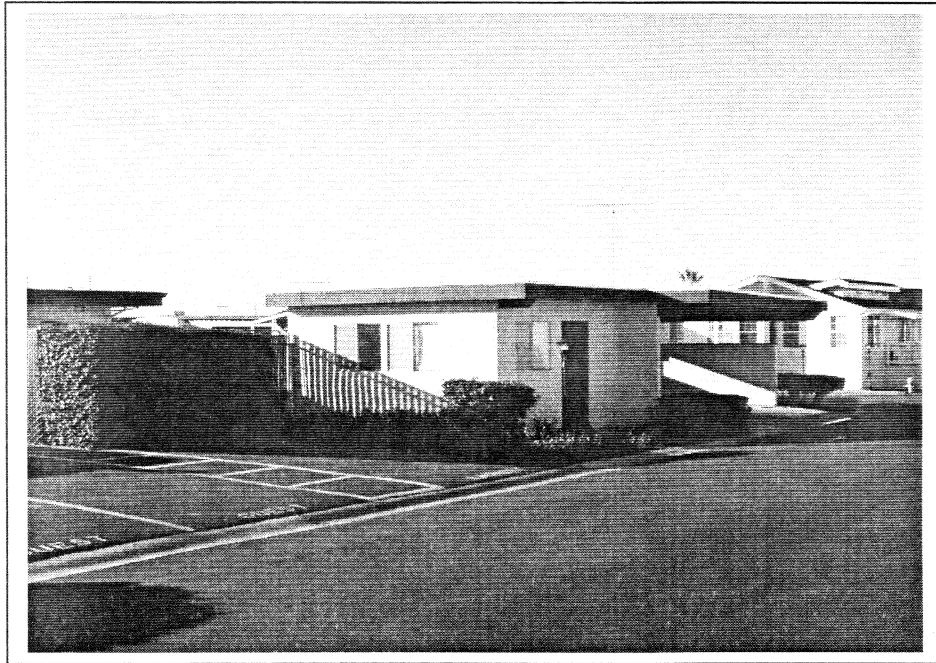


**Photograph 2.** Clubhouse, camera facing northwest, January 7, 2003.

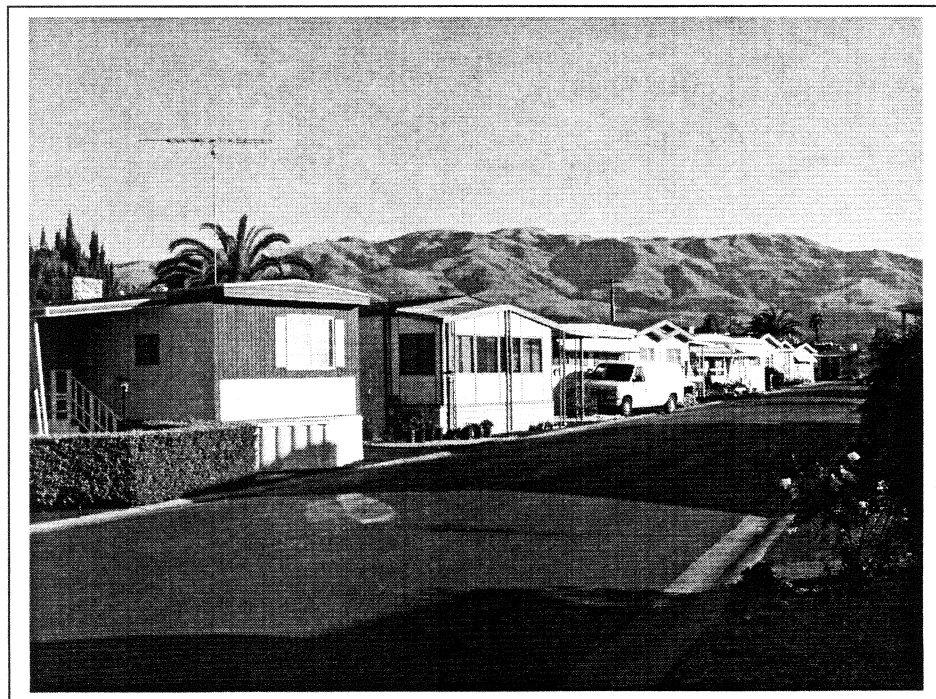


**Photograph 3.** Northern wing and central A-frame, camera facing northeast, January 7, 2003.

**Photographs (continued):**



**Photograph 4.** Car wash, camera facing southwest, January 7, 2003.



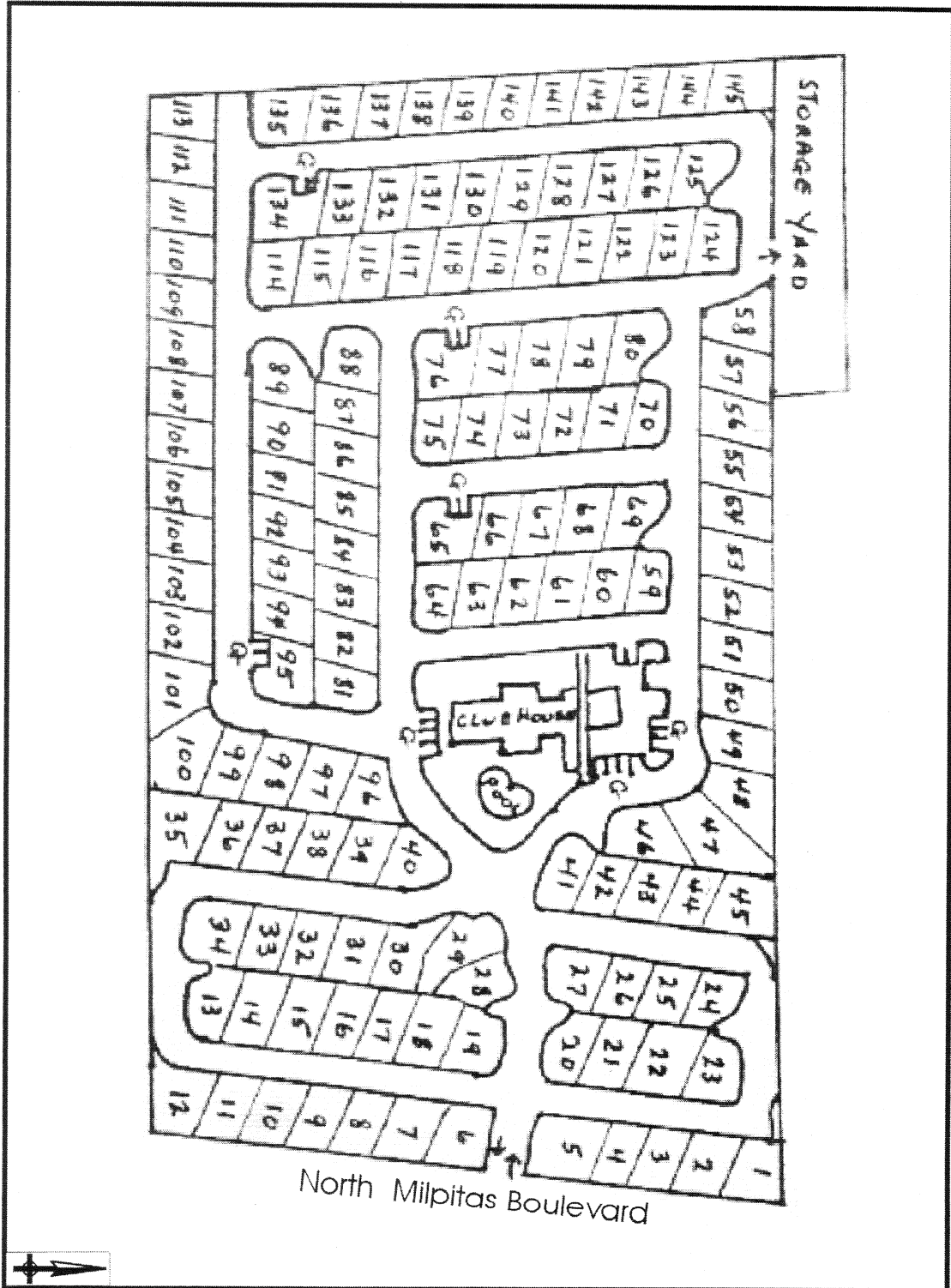
**Photograph 5.** Typical view of mobile homes, camera facing east, January 7, 2003.

age 7 of 7

\*Resource Name or # (Assigned by recorder) Map Reference #04-01

\*Recorded by Christopher McMorris / Kathleen Kennedy \*Date January 7, 2003  Continuation  Update

**Site Map**



P1. Other Identifier: 850 Berryessa 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 Milpitas E 1961 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 850 Berryessa Street City Milpitas Zip 95035

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: 022-05-051

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

The Ranch style residence located at 850 Berryessa Street encompasses 1,133 square feet, has an L-shaped plan, and sits on a concrete foundation. The low-pitched cross gable roof is covered in composition shingle with unboxed eaves and wood fascia. Vertical groove wood siding with narrow trim sheaths the walls. The main entrance consists of a concrete stair and a wood panel door covered by a shed extension. The attached two-car garage has a tilt-up door decorated with three wood panels.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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 northeast, September 20, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1960, County Assessor record

\*P7. Owner and Address:  
Joseph McEneaney  
850 Berryessa Street  
Milpitas, CA 95035

\*P8. Recorded by: (Name, affiliation, address)  
Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: September 20, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 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 residence at 850 Berryessa Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Located in Tract No. 2545-Curtner Estates Subdivision Unit No. 1 in Milpitas, it was one of numerous Ranch style residences constructed in 1960 on lands once held by the Weller Family. Joseph Weller arrived in the 1850s, established a farm north of Milpitas, east of the Oakland-San Jose Road between Calaveras and Jacklin Roads, and named the City of Milpitas after the rancho on which it was located. None of the buildings associated with Weller's farm remain. Weller's descendents retained ownership of the farm throughout the first decades of the twentieth century, and he or his successors later subdivided his holdings, forming the Curtner Subdivision. This subdivision is laid out along gently curving streets, containing modest working class residences all built in the same architectural style, as was typical in post-World War II suburban development. (See Continuation Sheet)

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

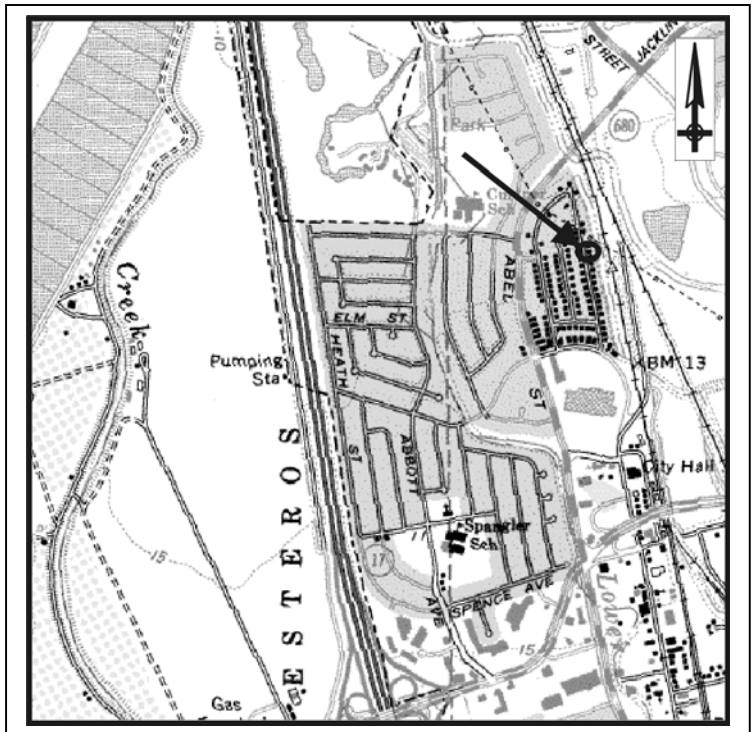
\*B12. References: Santa Clara County Property Records; USGS Quadrangles, San Jose (1898-1978); Santa Clara County Maps; Milpitas-Overview, Fairchild Aerial Surveys, Inc., 1931, 1948; Santa Clara County histories; Milpitas Historical Society, "Joseph Weller Palm," <http://www.milpitashistory.org>, accessed 9/27/2002.

B13. Remarks:

\*B14. Evaluator: Theresa Saputo Rogers

\*Date of Evaluation: September 30, 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

The residence at 850 Berryessa Street does not appear to be important within this trend of post-war suburban development, or other historic events under Criterion A. Little is known about the early homeowners, but it appears that none of the people associated with this residence, including the current owner, are significant to local, state, or national history as defined by Criterion B. This modest Ranch style residence is architecturally similar to all of the homes in this subdivision, as was typical for suburban tract development of the time, and does not appear to be a distinctive example of a type, period, or method of construction (Criterion C). This property also has not yielded, nor is it likely to yield, information important to history as defined by Criterion D. Furthermore, this resource 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. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_


Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #05-02

P1. Other Identifier: 822 Berryessa 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 Milpitas  1961 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 822 Berryessa Street City Milpitas Zip 95035

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: 022-05-050

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

The building located at 822 Berryessa Street is a Ranch style residence, measures 1,277 square feet in area, and rests on a concrete foundation. The L-shaped residence has a cross gable roof covered in composition shingle with unboxed eaves and wood fascia. Walls are clad in stucco, and the original aluminum windows have been replaced with vinyl sliding sash. A small concrete step, sheltered by an awning, leads to the wood panel entry door on the main façade. The two-car garage has a flush wood door and a shed roof extension on the northwest corner. This extension is supported by a single wood post with brackets and covers a small, raised brick flowerbed.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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, September 20, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1960, County Assessor record

\*P7. Owner and Address:  
Melchor P. Panganiban  
822 Berryessa Street  
Milpitas, CA 95035

\*P8. Recorded by: (Name, affiliation, address)  
Christopher McMorris  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: September 20, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1960; date of window 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.)

The residence at 822 Berryessa Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Located in Tract No. 2545-Curtner Estates Subdivision Unit No. 1 in Milpitas, it was one of numerous Ranch style residences constructed in 1960 on lands once held by the Weller Family. Joseph Weller arrived in the 1850s, established a farm north of Milpitas (east of the Oakland-San Jose Road between Calaveras and Jacklin Roads) and named the City of Milpitas after the rancho on which it was located. None of the buildings associated with Weller's farm remain. Weller's descendents retained ownership of the farm throughout the first decades of the twentieth century, and he or his successors later subdivided his holdings, forming the Curtner Subdivision. This subdivision is laid out along gently curving streets, containing modest working class residences all built in the same architectural style, as was typical in post-World War II suburban development. (See Continuation Sheet)

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

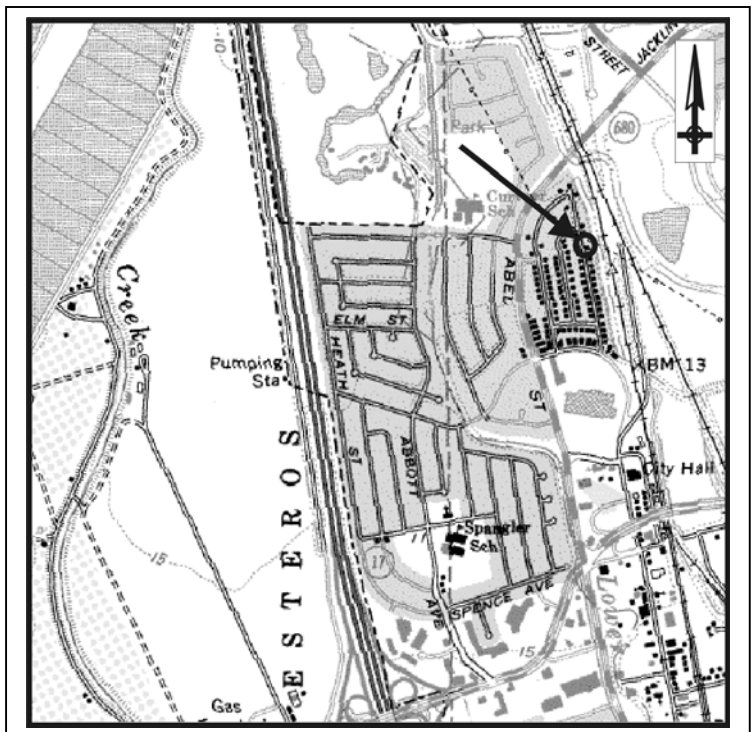
\*B12. References: Santa Clara County Property Records; USGS Quadrangles, San Jose (1898-1978); Santa Clara County Maps; Milpitas-Overview, Fairchild Aerial Surveys, Inc., 1931, 1948; Santa Clara County histories; Milpitas Historical Society, "Joseph Weller Palm," <http://www.milpitashistory.org>, accessed 9/27/2002.

B13. Remarks:

\*B14. Evaluator: Theresa Saputo Rogers

\*Date of Evaluation: September 30, 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

The residence at 822 Berryessa Street does not appear to be important within this trend of post-war suburban development, or other historic events under Criterion A. Little is known about the early homeowners, but it appears that none of the people associated with this residence, including the current owners, are significant to local, state, or national history as defined by Criterion B. This modest Ranch style residence is architecturally similar to all of the homes in this subdivision, as was typical for suburban tract development of the time, and does not appear to be a distinctive example of a type, period, or method of construction (Criterion C). This property also has not yielded, nor is it likely to yield, information important to history as defined by Criterion D. Furthermore, this resource 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. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #05-03

P1. Other Identifier: 806 Berryessa 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 Milpitas 1961 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 806 Berryessa Street City Milpitas Zip 95035

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: 022-05-049

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

The one-story Ranch style residence located at 806 Berryessa Street is L-shaped in plan and measures 1,277 square feet in area. Topped by a low-pitched cross gable roof covered in composition shingle, the eaves are unboxed with a wood fascia. A single skylight is located near the southern roof valley. Walls are sheathed in stucco, and a wood skirt appears on the bottom half of the main façade. Vinyl sliding windows have replaced the original aluminum sash. The main entry is inset, sheltered by a shed awning, and consists of a single concrete stair and a wood panel door with nine lights. The attached two-car garage has a wood tilt-up door with a secondary entrance located on the north façade. The building sits on a concrete foundation.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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 northeast,  
September 20, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1960, County Assessor's record

\*P7. Owner and Address:  
Anthony and Laurie Aguilar  
806 Berryessa Street  
Milpitas, CA 95035

\*P8. Recorded by: (Name, affiliation, address)  
Amanda Blossser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: September 20, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built in 1960; 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.)

The residence at 806 Berryessa Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Located in Tract No. 2545-Curtner Estates Subdivision Unit No. 1 in Milpitas, it was one of numerous Ranch style residences constructed in 1960 on lands once held by the Weller Family. Joseph Weller arrived in the 1850s, established a farm north of Milpitas, east of the Oakland-San Jose Road between Calaveras and Jacklin Roads, and named the City of Milpitas after the rancho on which it was located. None of the buildings associated with Weller's farm remain. Weller's descendents retained ownership of the farm throughout the first decades of the twentieth century, and he or his successors later subdivided his holdings, forming the Curtner Subdivision. (See Continuation Sheet)

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

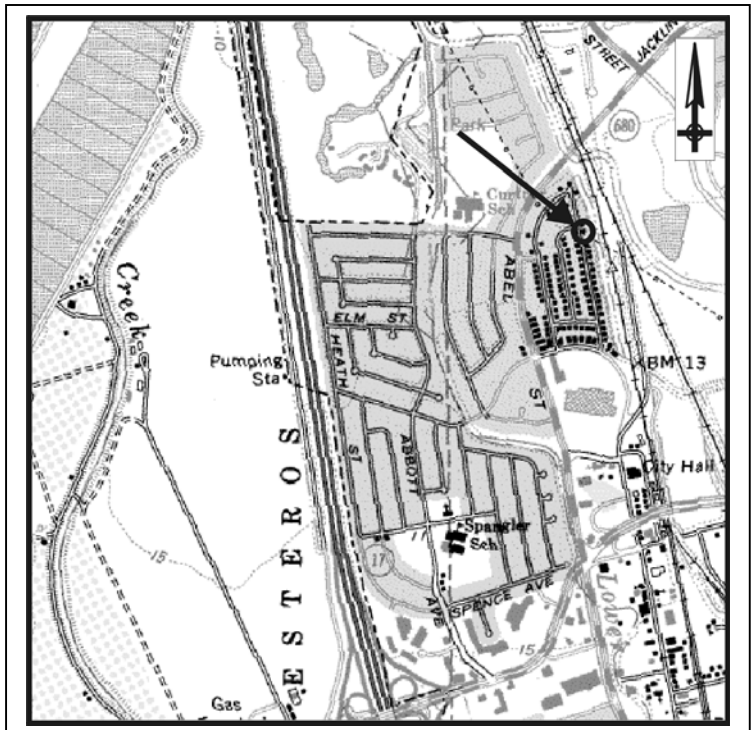
\*B12. References: Santa Clara County Property Records; USGS Quadrangles, San Jose (1898-1978); Santa Clara County Maps; Milpitas-Overview, Fairchild Aerial Surveys, Inc., 1931, 1948; Santa Clara County histories; Milpitas Historical Society, "Joseph Weller Palm," <http://www.milpitashistory.org>, accessed 9/27/2002.

B13. Remarks:

\*B14. Evaluator: Theresa Saputo Rogers

\*Date of Evaluation: September 27, 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

This subdivision is laid out along gently curving streets, containing modest working class residences all built in the same architectural style, as was typical in post-World War II suburban development. The residence at 806 Berryessa Street does not appear to be important within this trend of post-war suburban development, or other historic events under Criterion A. Little is known about the early homeowners, but it appears that none of the people associated with this residence, including the current owners, are significant to local, state, or national history as defined by Criterion B. This modest Ranch style residence is architecturally similar to all of the homes in this subdivision, as was typical for suburban tract development of the time, and does not appear to be a distinctive example of a type, period, or method of construction (Criterion C). This property also has not yielded nor is it likely to yield information important to history as defined by Criterion D. Furthermore, this resource 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. This historic property does not appear to meet the significance criteria as outlined in these guidelines.

P1. Other Identifier: 1100 South Main 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 Milpitas Date 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1100 South Main Street City Milpitas Zip 95035

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: 086-24-055

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

This parcel contains the Great Mall shopping complex located between Interstates 880 and 680, and State Route 237. The roof height varies, but is largely 1-1/2 stories high. A three-level parking structure is located on the east side of the building and faces the railroad, which runs along the east edge of the parcel. The mall sign structure is about five stories high and is clad in corrugated metal, as are most of the walls of the main building; stucco also sheaths some areas of the main building (**Photograph 1**). Overall, the former motor plant had a generally rectangular plan except for the angled southwest corner. The Century Theater on the west side appears to be a new addition, but the roof trusses found inside are remnants of the Milpitas Ford Motor Assembly Plant that occupied this parcel from 1955 until it closed in 1983. Windows and door openings throughout the building are modern aluminum frame glass doors and sash. (see also **Photographs 2, 3, 5, and 6**)

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 1-3 Story Commercial Building; (HP8) Industrial 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 northwest, March 29, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1955, Milpitas City Plaque on site

\*P7. Owner and Address:  
Great Mall of Bay Area Association  
1900 McCarthy Blvd Ste 415  
Milpitas, CA 95035-7457

\*P8. Recorded by: (Name, affiliation, address)  
S. Hotchkiss/M. Bunse,  
JRP Historical Consulting Services,  
1490 Drew Ave, Suite 110,  
Davis, CA 95616

\*P9. Date Recorded: March 29, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Ford Motor Assembly Plant  
 B2. Common Name: Great Mall of the Bay Area  
 B3. Original Use: Ford Motor Assembly Plant B4. Present Use: Great Mall of the Bay Area

\*B5. Architectural Style: Commercial

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1955; alterations ca. 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 1100 South Main Street, also known as the Great Mall of the Bay Area in Milpitas, does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The area now encompassed by the City of Milpitas was a sparsely populated part of Santa Clara County well into the twentieth century, and did not experience much industrial development until after World War II. Large tracts of land were devoted to growing hay, grain, vegetables, and fruit. The largest businesses tended to be food-processing facilities such as the canneries of the Del Monte Company and the California Packing Company. The Southern Pacific Railroad served the area's farmers and businesses beginning in 1870 and was joined by the Western Pacific Railroad (WPRR) following World War I. After World War II, interest grew in incorporating Milpitas as a separate city. This movement was fueled by the Ford Motor Company's decision to construct an assembly plant along the WPRR line. (See Continuation Sheet)

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

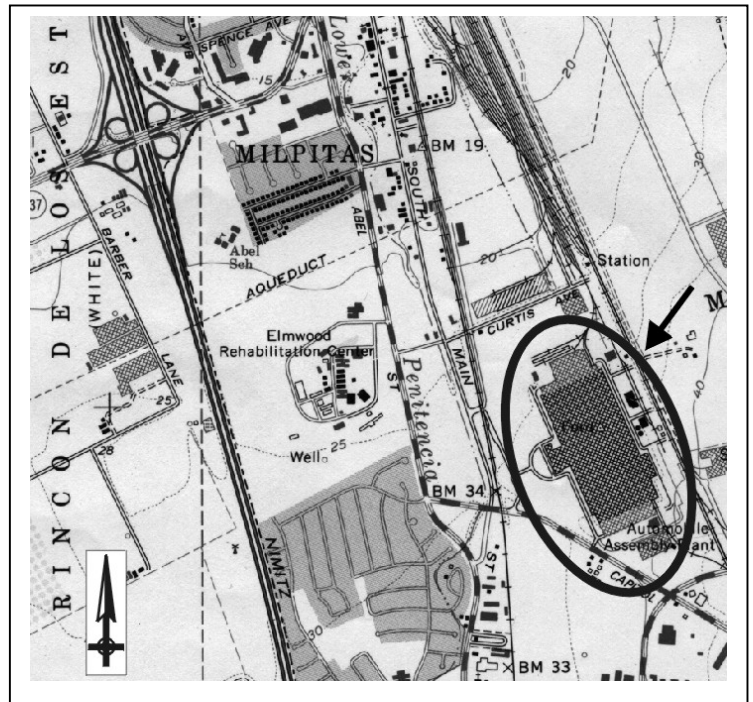
\*B12. References: USGS Quadrangles, San Jose, Milpitas (1898-1978); Official Maps of Santa Clara County, 1925, 1929; San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1948); Historic Photograph, 1963, Photograph Collection, San Jose Public Library.

B13. Remarks:

\*B14. Evaluator: Meta Bunse/Susan Hotchkiss

\*Date of Evaluation: June 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

In 1952, the Ford Motor Company found that their Richmond, California plant had become too small, and purchased close to 120 acres of land in Milpitas from the Wrigley family (known for the founding of the Wrigley Chewing Gum Company). Ford originally called the plant the San Jose Ford Assembly Plant, because Milpitas did not incorporate until 1954. The Ford plant quickly attracted new and diverse residents to the area and by 1960, Milpitas' population stood at more than 20,000. Running at its peak in the 1960s and 1970s, the plant employed upwards of 5,000 people and daily turned out over 1,000 trucks and cars. During the twenty-eight years of operation, close to five million vehicles were assembled at this plant. By 1983, in reaction to a nationwide recession, Ford closed the Milpitas plant and converted the building into the Great Mall in 1993. An aerial photograph taken in 1963 (**Photograph 4**) reveals that the mall retained most of the shape of the assembly plant except for the angled southwest corner. Inside the mall, remnants of the plant's truss roof can still be seen (**Photograph 6**). Ford Motor Land Services Corporation retained ownership of the Great Mall facility until 1998, when the 1.5 million square foot mall sold for more than \$130 million dollars. Currently, the Great Mall houses retail stores and the temporary offices of Milpitas City Hall (**Photograph 3**).<sup>1</sup>

Despite its associations with the Milpitas Ford Assembly Plant, which encouraged the incorporation of the City of Milpitas and was a large local employer for about thirty years, the plant does not retain integrity to the period in which it was in operation. The property at 1100 South Main Street, therefore, does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A). The plant does not appear to be associated with individuals who have made significant contributions to local, state, or national history (Criterion B). The former factory building does not embody distinctive architectural characteristics and has in fact lost a substantial amount of integrity due to its conversion to retail space. The property does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the Great Mall does retain a few original elements of the assembly plant, such as the roof trusses, the property has been heavily modified. These modifications include the addition of more shopping space and the installation of new siding, windows, doors, and adjacent structures. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Stephen M. Payne, *Santa Clara County Harvest of Change* (Northridge: Windsor Publications, Inc., 1987) 252-253; Eugene T. Sawyer, *History of Santa Clara County* (Los Angeles: Historic Record Company, 1922) 296; [www.milpitashistory.org/nopics/ford.html](http://www.milpitashistory.org/nopics/ford.html) "Ford Motor Plant/Great Mall of the Bay Area," *Milpitas Historical Society*, Accessed April 1, 2002; [www.mycareer.ford.com](http://www.mycareer.ford.com), "Ford Motor Land Services Corporation-History," *Ford Motor Company*, Accessed September 5, 2002; and <http://sanjosebizjournals.com/sanjose/stories/1998/04/06/story1.html>, "Great Mall sold for \$130M," *Silicon Valley/San Jose Business Journal*, Accessed September 5, 2002.



**Photographs (continued):**



**Photograph 2.** Great Mall rear parking lot, camera facing northwest, March 29, 2002.

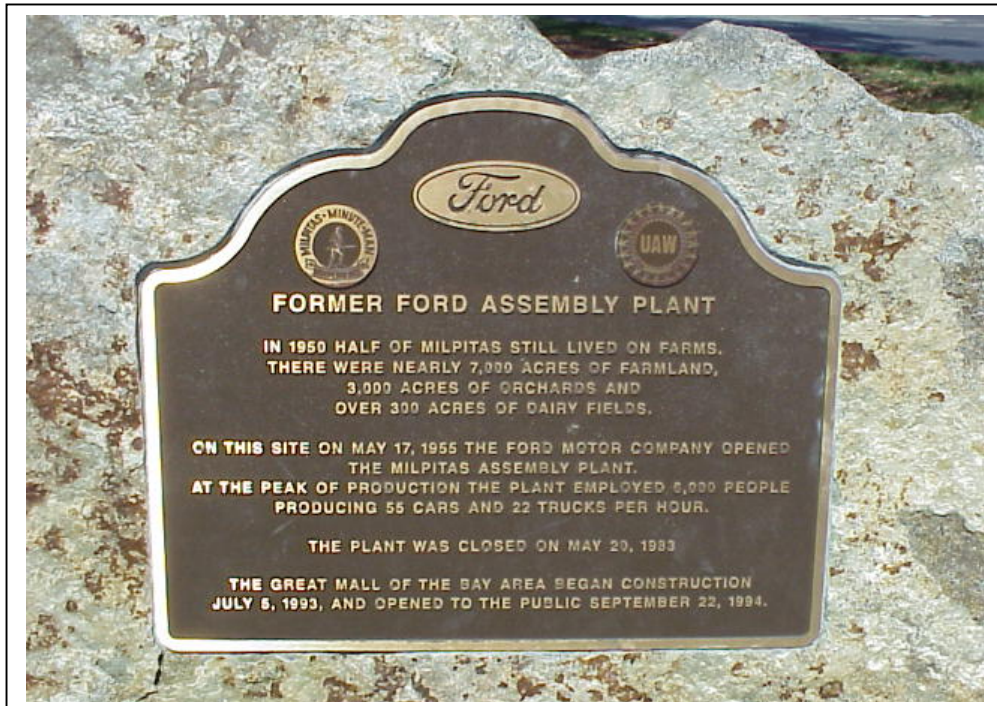


**Photograph 3.** Milpitas City Hall, temporary location in Great Mall, camera facing east, March 29, 2002.

**Photographs (continued):**



**Photograph 4.** Ford Motor Assembly Plant, Milpitas, 1963. (Photograph collection, San Jose Public Library.)



**Photograph 5.** Plaque on Great Mall property, March 29, 2002.

**Photographs (continued):**



**Photograph 6.** Interior of Great Mall,  
reflecting remnants of roof truss of Ford Motor Assembly Plant, July 2002.

**P1. Other Identifier:** Union Pacific Milpitas Yard Office

\*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 Milpitas Date 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address Curtis Avenue City Milpitas Zip 95035

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: 086-26-033

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

The Union Pacific Milpitas Yard Office is located on a 26.39-acre parcel situated between Curtis and Railroad Avenues in the City of Milpitas. The rectangular building has a hipped roof covered in composition shingles with boxed eaves. Built with wood framed construction, the walls are clad in asbestos siding. Sliding aluminum frame replacement windows are located throughout the building. The façade (west side) is set with a wood glazed door and a flush wood door. A flat roof addition with the same wall cladding materials and fenestration as the rest of the building extends from the south side. The building sits on a concrete foundation located on a raised grade.

\*P3b. Resource Attributes: (List attributes and codes) (HP17) Railroad Operations

\*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 east,  
March 29, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
1950s, USFS Quad Map

\*P7. Owner and Address:

Union Pacific Railroad  
1416 Dodge Street  
Omaha, NE 68179

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

S. Hotchkiss / M. Bunse  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: March 29, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: railroad yard office B4. Present Use: railroad yard office

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1950s; 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.)

The Union Pacific Milpitas Yard Office on Curtis Avenue does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The building was originally constructed by the Western Pacific Railroad (WPRR) as part of its Milpitas yards, built to serve the Ford Assembly Plant in Milpitas. The Western Pacific Railway Company, a predecessor company to WPRR, was incorporated in 1903, completing its line from Salt Lake City to Niles Canyon at the north end of Fremont in 1909. The company struggled financially and failed to attract industrial customers along its line, resulting in its sale in 1916. The company was reorganized and became WPRR. The new company decided to build a branch line to San Jose, and construction on the new facility began in July 1917, only to be interrupted by World War I. (See Continuation Sheet)

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

\*B12. References: USGS Quadrangles, Milpitas (1953-1980); and see footnotes for additional references.

B13. Remarks:

\*B14. Evaluator: Meta Bunse/Theresa Rogers

\*Date of Evaluation: October 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

After the war, WPRR resumed construction and completed the twenty-three mile line from Niles to San Jose in 1921. The branch line was designed to serve industrial and other business customers that were not served by the older railroad in the region, the Southern Pacific. Until 1965, WPRR operated the San Jose Branch as part of the Fifth Subdivision of its Western Division. The branch was later consolidated into a larger operating division when it was acquired by the Union Pacific Railroad through a merger process begun in 1980 and finalized in January 1983.<sup>1</sup>

WPRR struggled through the Depression, although it managed to continue purchasing land along its right-of-way and the San Jose Branch through at least the height of the fruit and lettuce seasons. WPRR continued to use steam engines on the line until World War II. Following the war, the San Jose Branch became the first section on which WPRR completely switched to diesel engines. Following World War II, WPRR's freight customers continued to ship fruit and other agricultural products, but in 1953 the rail line gained a new and important customer. WPRR sold 160 acres of its property in the recently incorporated City of Milpitas to the Ford Motor Company for the construction of a new assembly plant. In response, WPRR built a new yard north of the plant to transport supplies and new vehicles, including the building at the end of Curtis Avenue. Eventually, WPRR's service to the auto plant, located on the west side of these tracks north of Curtis Avenue, outweighed any of its other customers. This factory and the railroad were two of the area's largest employers. By the late 1970s and 1980s, rail traffic in San Jose began to decline. The once lucrative cannery and fruit packing industries deteriorated and much of the remaining agricultural business shifted to using trucks for shipment of products. WPRR closed their freight depot on The Alameda in 1967, but continued to operate a freight transactions office from the building that stood at 790 The Alameda until 1971, when those transactions were transferred to the Milpitas facility that became the operating headquarters for the branch line. The facility included a large thirty-track freight classification yard, numerous spurs and tracks leading into the Ford plant, freight agency, car department repair forces and various other operating departments. The building addressed on this form appears to be the only remaining building of this complex located within the survey area.<sup>2</sup>

After its success with Ford, WPRR tried this time unsuccessfully to attract and establish similar arrangements with other industrial users along the San Jose Branch. As late as 1980, only forty percent of WPRR's land holdings were developed and by that time the economy had shifted away from such industrial rail uses. Instead WPRR's land holdings were purchased, in part, by the growing technology and electronics companies of the period. In addition, the railroad generally consolidated divisions and crew bases during the 1970s and 1980s, leading to a decline in rail yard traffic. The Ford plant also struggled during this period and finally closed in

<sup>1</sup> Stephen M. Payne, *Santa Clara County: Harvest of Change* (Northridge: Windsor Publications, Inc., 1987), 252-253; David R. Clemens, "The Milpitas F's," *The Western Railfan*, Winter, 1976, 37-41; Arthur Lloyd, Jr., "Western Pacific'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 Western Pacific," *Mileposts*, March 1953; Frank Brehm, "Operations," Western Pacific website, 2001, online at: [www.wplives.com/wp/Operations/operations.html](http://www.wplives.com/wp/Operations/operations.html) (accessed August 2002); and R.W. Bridges, "Eighty Candles on the Final Cake," *Mileposts* (March 1983), online at <http://www.wprhs.org/wphistory.html> (accessed October 2002).

<sup>2</sup> "Western Pacific's San Jose Branch," *The Ferroequinologist* (May 1978): 2; Arthur Lloyd, Jr., "Western Pacific's San Jose Branch," 4-7; and Clyde Arbuckle, *History of San Jose*, 111-113

1983; it was later redeveloped as a shopping mall (Reference #06-01). In 1982, UPRR merged WPRR into its system and became the railroad's Western District.<sup>3</sup>

The Union Pacific Milpitas Yard Office is associated with WPRR's expansion of freight development. The building's association with this historic context, however, does not appear to be important under Criterion A. The utilitarian building is not associated with the lives of significant persons as defined under Criterion B, nor does it embody distinctive architectural characteristics that would make it eligible under Criterion C. The building also has not yielded, nor will likely yield, important information for history as defined by Criterion D. The building does not appear to retain integrity because of the installation of modern windows throughout the building and the construction of an addition at the south side. Not only does the building lack integrity, it also lacks historical and architectural significance and does not appear to meet the criteria for listing in the National Register of Historic Places. Furthermore, this structure 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 it does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>3</sup> Lloyd, "Western Pacific's San Jose Branch;" Arbuckle, History of San Jose, 111-113; David R. Clemens, "The Milpitas F's," *Western Pacific Feather River Route*, Winter 1976, 38; Stephen M. Payne, *Santa Clara County: Harvest of Change* (Northridge, CA: Windsor Publications, Inc., 1987), 253; and Ken Rattenne, "The Big Decline," *San Jose Sentinels II*, May 1996, online at: [www5.pair.com/rattenne/BayAreaRR/tower2.htm](http://www5.pair.com/rattenne/BayAreaRR/tower2.htm) (accessed August 2002).

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #07-01

**P1. Other Identifier:** 620 East Capitol 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 Milpitas Date 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 620 East Capitol Avenue City Milpitas Zip 95035

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)

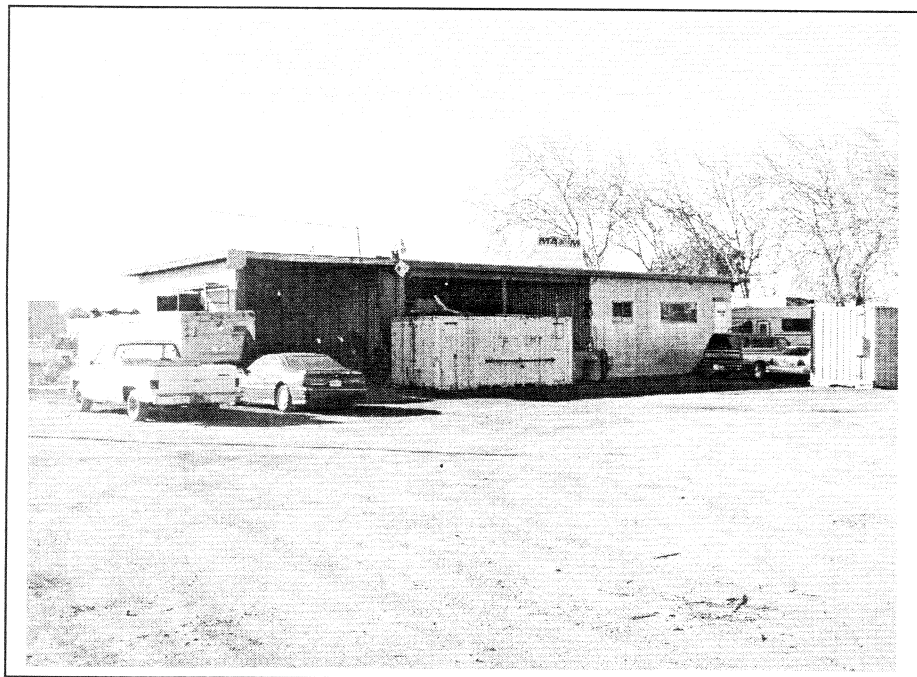
Assessor Parcel Number: 086-37-021

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

This 3.44-acre parcel at 620 East Capitol Avenue in Milpitas contains a one-story commercial building. The rectangular metal frame building has a flat roof and is composed of an enclosed office element on the west side with three open bays on the east side. Its roof and walls are clad in corrugated metal panels. The bays are open on the north side and used as equipment shelters and for storage. The office has a single metal personnel door on the north side, and another recessed metal personnel door and concrete porch accessed via metal stairs with metal railings on the east side. Windows throughout the building are aluminum sliding sash and fixed pane.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial 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 7, 2003

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1961, County Assessor's Record

\*P7. Owner and Address:

Dart Transportation Service

1430 S. Eastman Avenue

Los Angeles, CA 90023-4006

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

Kathleen Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: January 7, 2003

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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) \_\_\_\_\_



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 2 of 3

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #07-01

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1961

\*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 620 East Capitol Avenue does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. It is located in an area of Milpitas that was predominantly rural until the 1960s, when the area began to develop its current industrial character. The region now encompassed by the City of Milpitas was a sparsely populated part of Santa Clara County well into the twentieth century, and did not experience much industrial development through World War II. After the war, interest grew in incorporating Milpitas as a separate city, fueled by the Ford Motor Company's decision to construct an assembly plant along the Western Pacific Railroad line just north of what is now 620 East Capitol Avenue. The area proceeded to develop with a generally industrial character, interspersed with commercial enterprises by the late 1960s. (See Continuation Sheet)

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

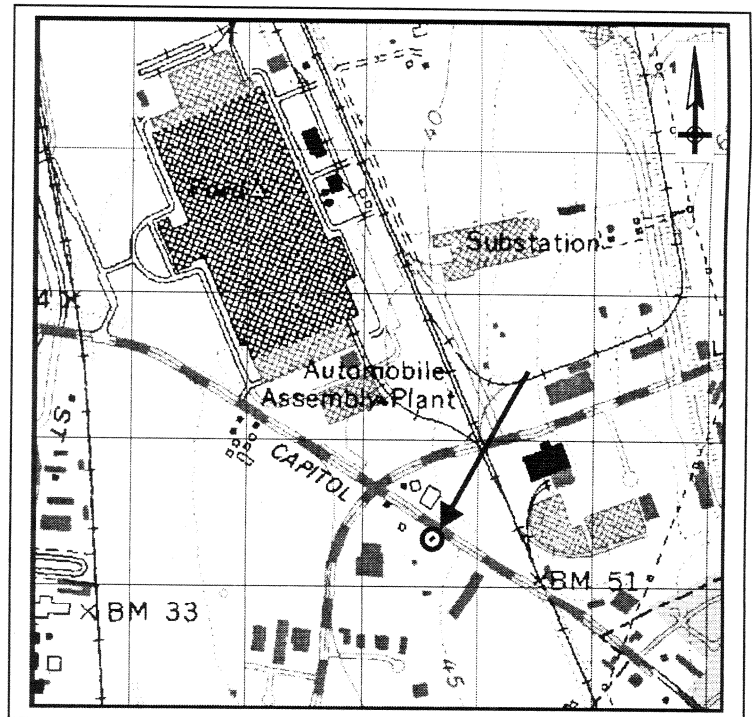
\*B12. References: USGS Quadrangles, San Jose, Milpitas (1898-1978); Official Maps of Santa Clara County, 1925, 1929; San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1948); Aerial Photographs, Santa Clara County, 1960, 1965, at University of California, Berkeley.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



**B10. Significance (continued):**

The industrial building at 620 East Capital Avenue does not appear to be important within the context of commercial or industrial development in Milpitas, or significant trends or events in state or national history (Criterion A). Little is known about the early owners and occupants of the building. The current occupant, Dart Transportation, purchased the property in 1971. Research has not revealed information suggesting that this property is associated with individuals who have made significant contributions to local, state, or national history (Criterion B). This simple commercial building is constructed of common materials and does not embody distinctive architectural characteristics. It does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Although the building does not appear to have been altered and generally retains integrity to the time of its construction, it is an unremarkable example of the many industrial buildings remaining in Milpitas. Furthermore, while 620 East Capitol Avenue is representative of the industrial development of Milpitas, there are many existent examples of this period of the area's history. The building has not yielded, nor will likely yield, important information for history and does not appear to be significant under Criterion D. Although the building appears to retain much of its architectural integrity, it lacks historical significance, and therefore does not appear to meet the criteria for listing in the National Register. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #08-01

**P1. Other Identifier:** 1941 Hostetter Road

**\*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 \_\_\_\_; \_\_\_\_ B.M.

c. Address 1941 Hostetter Road City San Jose Zip \_\_\_\_\_

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)

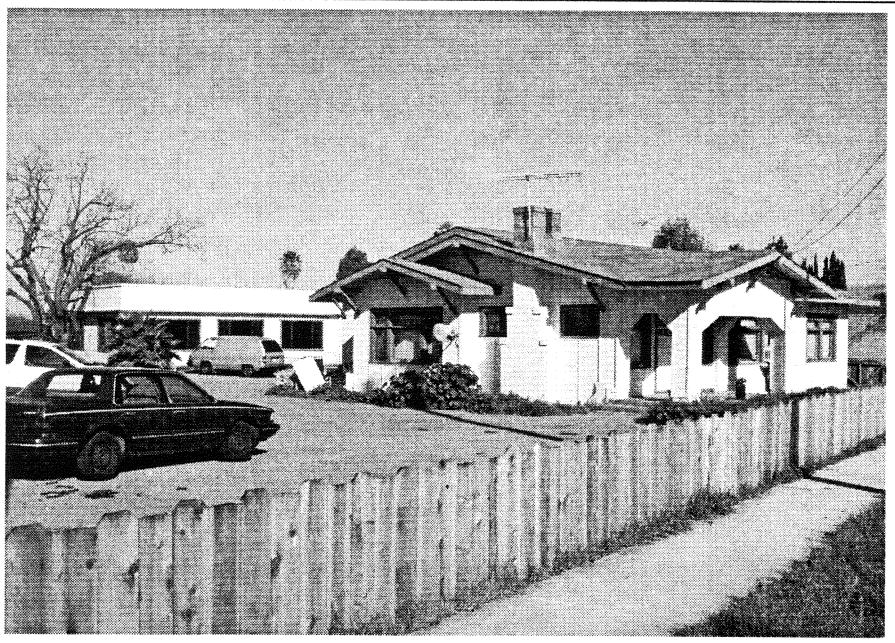
Assessor Parcel Number: 244-12-089

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

The property at 1941 Hostetter consists of two buildings: a residence, and an office or commercial building to its rear (north side). The residence is a single-story Bungalow dwelling likely built in the 1920s (**Photograph 1**). The house rests on a brick foundation and is topped by a side gable roof clad with replacement composition shingles. The wide roof features wide, overhanging eaves with decorative false brackets and wood fascia boards at the gable ends. While the south wall is sheathed in wood siding, the rest of the house is clad in stucco. Fenestration throughout the building includes mostly fixed center pane windows flanked with casements and topped by transom lights, as well as several small 1/1 double-hung windows. Both the windows and the doors of the house feature wood trim surrounds. (See Continuation Sheet)

**\*P3b. Resource Attributes:** (List attributes and codes) (HP2) Single Family Property, (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 east,  
January 7, 2003

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1920s (estimated)

**\*P7. Owner and Address:**

E & H Fourth Family L.P.  
21009 Seven Springs Parkway # PY  
Cupertino, CA 95014

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

Kathleen Kennedy / Chris McMorris  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**\*P9. Date Recorded:** January 7, 2003

**\*P10. Survey Type:** (Describe)

Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor, BART Extension to Milpitas, San Jose, and Santa Clara."

**\*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**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

Page 2 of 4

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #08-01

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: residential B4. Present Use: residential or commercial

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) residence: 1920s (estimated); office: 1960s (estimated). 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.)

The property at 1941 Hostetter Road does not appear to be eligible for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The two buildings on this parcel were built well after pioneering agriculture was established in the area of Berryessa in the late nineteenth century, with local farmers growing apricots, prunes, peaches, walnuts, and cherries. In 1922, the Western Pacific Railroad's branch line to San Jose was completed, providing a closer railroad link for Berryessa's farms to distant markets than had been provided by the Southern Pacific Railroad. Agriculture and its related industries continued to dominate the local economy until after World War II, when, like many rural areas of Santa Clara County, incremental development occurred with construction of industrial and commercial properties as well as residential subdivisions. The City of San Jose annexed portions of the Berryessa area between 1953 and 1961. (See Continuation Sheet)

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

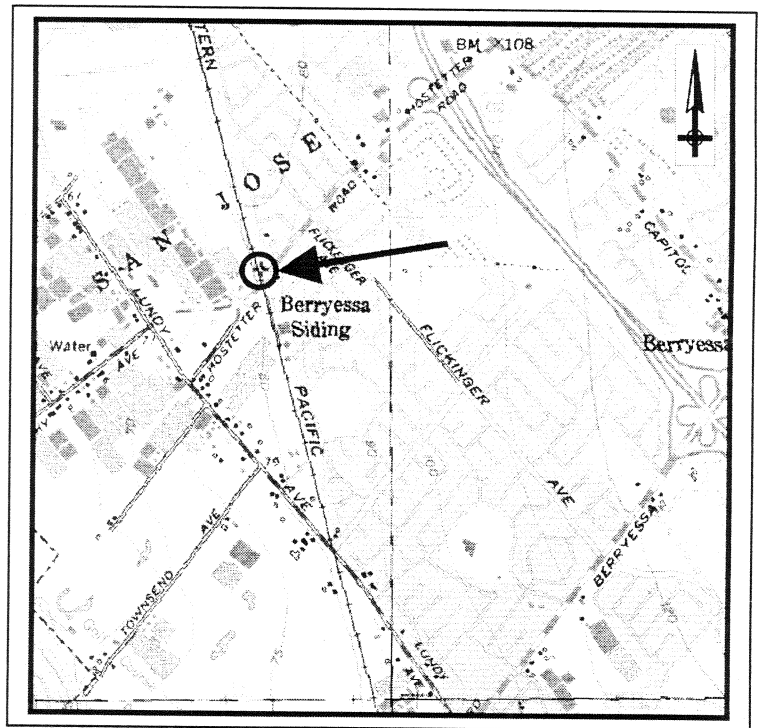
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, Milpitas (1961-1980); Haines San Jose City and Suburban Criss-Cross Directory (1976-1999); County Assessor Records, as reported by FARES, 2002.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



### **P3a. Description (continued):**

The main entrance consists of a wood panel door with four lights surmounted by two large transom windows, and is sheltered by a front gable porch located on the east side of the residence. The surface of the concrete porch floor has been tiled and the two large columns supporting the porch roof have been covered in wood panel siding. An extension, located on the west wall of the house, has three sets of windows and is sheltered by a gable roof. The west side also features a brick chimney partially clad in stucco. A single flush wood door is located at the northeast corner.

Sitting north of the house, the second wood frame building is one story tall and is topped with a flat roof featuring a wide cornice, as seen in **Photograph 2**. The nearly rectangular commercial building sits on a brick foundation and is clad in vertical groove wood siding. Fenestration consists of anodized aluminum framed sliding windows with wood trim surrounds. The building is entered by a single anodized aluminum and plate glass door on the east side. The building appears to have been constructed in the 1960s and has been recently remodeled for use as an office building.

### **B10. Significance (continued):**

The house and commercial building located at 1941 Hostetter Road are in an area that transformed from rural agricultural land to a mixture of industrial and residential properties in the mid twentieth century. Outside of the city limits for much of its history, Hostetter Road was designated as County Rural Route 6 and its house numbers were not listed in city directories. The Rose family, local farmers and orchardists, settled along Hostetter Road as early as 1915, when Frank G. Rose and C.F. Rose, both orchardists, were listed at Rural Free Delivery Route 21, on either side of the road. Frank Rose was an aerial acrobat as well, and was a founding member of the Western Aero Club, established in 1920 at the nearby Garden City aviation field. Although the route numbers and box numbers change, overtime various members of the Rose family remained on Hostetter Road through 1945. By 1949, C.F. Rose was no longer listed, but Frank G. Rose appeared at Rural Route 6. Twelve Roses lived along Hostetter Road by 1955, including F. G. Rose, Frank G. and Phoebe Rose, and Frank and Mary Rose. John G. and Mary G. Rose appeared with the listing formerly assigned to C.L Rose. Frank continued at the same address through the 1960s, which eventually became listed as the address 158 Hostetter by 1976, and then was renumbered as 1941 Hostetter Road in 1977. The following year James H. Wald occupied the dwelling. While the building remained listed throughout the 1980s and 1990s, occupant information was not provided. No information was found on the commercial building now located behind the house.<sup>1</sup>

The property at 1941 Hostetter Road does not appear to be associated with significant events or trends in local, state, or national history (Criterion A) and is formerly a rural residential property whose agricultural setting has been completely compromised. Despite Frank Rose's unusual avocation as an aerial acrobat, he and the other members of the Rose family, and subsequent owner James Wald, do not appear to have made significant contributions to local, state, or national history (Criterion B). The house also does not embody distinctive architectural characteristics that would make it significant under Criterion C. Although representative of the

<sup>1</sup> San Jose City Directories, 1915 to 1980; Eugene Taylor Sawyer, *History of Santa Clara County, California* (Los Angeles, CA: Historic Record Co., 1922), 244; and *Haines San Jose City and Suburban Criss-Cross Directory* (Burlingame, CA: Haines Company, Inc., 1975-1999).

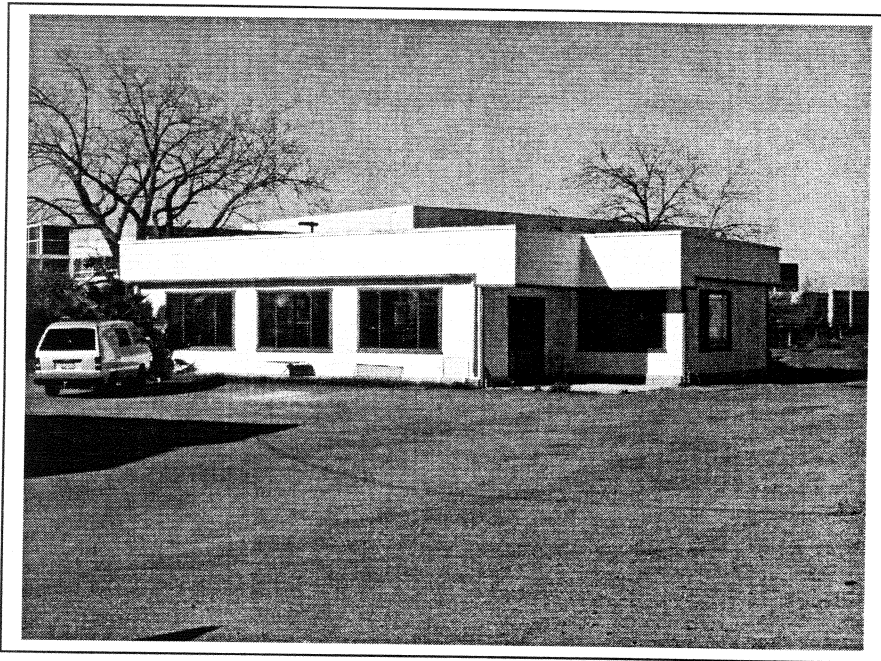
Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #08-01

\*Recorded by Kathleen Kennedy / Chris McMorris \*Date January 7, 2003  Continuation  Update

Bungalow-style houses popular in San Jose during the 1910s and 1920s, it does not appear to be important for its type, period, or method of construction. The house does not appear to be the work of a master architect or builder and it does not possess high artistic value. In the early decades of the twentieth century in San Jose, and throughout California, Bungalows were popular houses, simple yet well built with artistic flare. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most, like the house at 1941 Hostetter Road, were built modestly for working and middle class residents, and were often constructed by developers or by individual owners using pre-cut lumbars and fixtures available through catalogs. It is unclear who was responsible for constructing the house at 1941 Hostetter Road, but its simple form and basic Bungalow features are consistent with houses purchased from catalogs during the 1910s and 1920s. This type of modest Bungalow is well represented in San Jose. If located in an area with a sufficient concentration of similar residential resources, this house could contribute to a historic district, but no such concentration of houses was found at this location. The house at 1941 Hostetter Road has lost some integrity through the addition of new siding and a modern foundation, and the property lacks integrity of setting because of the second, newer building and the nearby commercial development. The property has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 it does not appear to meet the significance criteria as outlined in these guidelines.

### Photographs (continued):



**Photograph 2.** Commercial building sitting north of the residence, camera facing northwest, January 7, 2003.

**P1. Other Identifier:** 1590 Berryessa Road

\*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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1590 Berryessa Road City San Jose Zip 95133-1003

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: 241-03-020, 254-17-007, 254-17-053, 254-17-084; 254-17-095

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

The 120-acre property at 1590 Berryessa Road, also known as the San Jose Flea Market, is made up of numerous permanent buildings, including twenty-five restaurants with eating areas, five restroom facilities, four structures that house ATM machines, an information office, various permanent vendor stands, and warehouses, as well as hundreds of temporary portable aluminum frame vendor stalls. Most of the food and vendor stands, as well as the restrooms, are concentrated in the northern end of the flea market (**Photographs 1-9**). Building construction varies from modern modular structures to simple flat or hipped roof buildings with vertical groove wood or stucco siding. The restrooms have wheelchair accessible ramps and skylights. Nearly all of the permanent construction on the property appears to date to after 1962. Nevertheless, a few buildings could date to the early 1960s, including a large metal warehouse at the southeast corner of the property (**Photograph 10**). (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP6) Commercial Building, 1-3 Stories

\*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, August 15, 2002.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1953, USGS San Jose East/West Quad Maps

\*P7. Owner and Address:  
The Flea Market Inc.  
1590 Berryessa Road  
San Jose, CA 95133

\*P8. Recorded by: (Name, affiliation, address)  
Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded:  
August 15, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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 Flea Market

B2. Common Name: San Jose Flea Market

B3. Original Use: agricultural; feed lot B4. Present Use: flea market

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1953; alterations ca. 1960, 1970, 1975, and later

\*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 1590 Berryessa Road does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The Berryessa area of San Jose was originally part of a Mexican-era disputed land grant that was not resolved until 1877. The area's agriculture developed in the late nineteenth century, with local farmers growing apricots, prunes, peaches, walnuts, and cherries. The area remained largely agricultural well into the twentieth century. Early commercial ventures located in this district included the canning industry, begun by J.F. Pyle on his ranch, followed by J.H. Flickinger's Flickinger Fruit Cannery in 1886. In 1922, the Western Pacific Railroad's branch line to San Jose was completed, providing a closer railroad link for Berryessa's farms to distant markets than had previously been provided by the Southern Pacific Railroad (See Continuation Sheet)

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

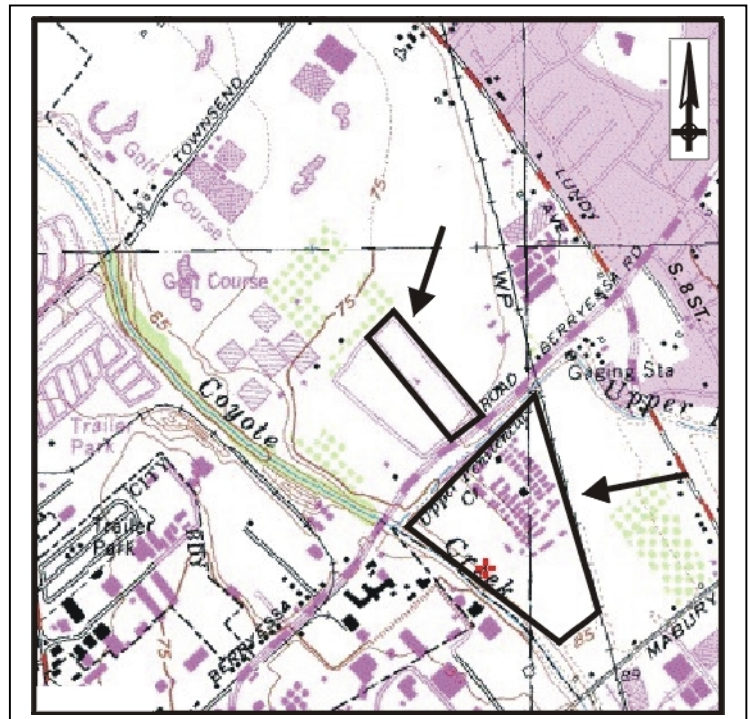
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose, (1898-1980); 1956 Aerial Photo, George S. Nolte, Palo Alto, Santa Clara County Surveyor's Office.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: June 2002

(This space reserved for official comments.)





### **P3. Description (continued):**

This warehouse has a side gable roof, a rectangular plan, and is two stories in height. The building is clad in corrugated metal panels at the walls and roof. The sliding freight doors along the north side are also made of corrugated metal. Doors of various sizes for both freight and personnel appear along this wall, some partially infilled. Aluminum frame sliding windows appear in the west gable end and in the one-story addition, clad in metal, which extends from the same gable end. According to a 1965 article on the flea market, the site had grown from one building in 1960 to nine buildings.<sup>1</sup> It is not clear which buildings were built between 1960 and 1962; however, typical examples are shown in **Photographs 3, 4, 6, and 9**. Buildings that have been added since the 1960s include vendor stands and ATM enclosures (**Photographs 1, 5, 7, and 8**).

### **B10. Significance (continued):**

Agriculture and its related industries continued to dominate the local economy until after World War II, when, like many rural areas of Santa Clara County, incremental development occurred with construction of industrial and commercial properties as well as residential subdivisions. The City of San Jose annexed portions of the Berryessa area between 1953 and 1961, and the area's suburban transformation continues today.<sup>2</sup>

As discussed above, only a few buildings may date to 1962 or before, including a large warehouse at the southeast corner (**Photograph 10**). This warehouse may be associated with a previous business that existed on this site before the flea market. George Bumb, Sr., Larry Hedrick, and Joe Kokes, all San Jose businessmen, opened the San Jose Flea Market on March 1, 1960, at what was then 12000 Berryessa Road (it is now designated 1590 Berryessa Road). Prior to the opening of the flea market, the property had been owned by the Kaufman Meat Company, which used it as a feedlot, and subsequently by the Central Eureka Mining Company, which operated a gravel pit at the site. USGS topographic maps indicate that buildings dating to the period of operation of these two businesses may have been incorporated into the early operations of the flea market. Subsequent alterations and the removal of buildings have obscured evidence of these earlier buildings, and nearly all of the existing permanent buildings are actually of much more recent construction. None of the existing buildings appear to meet Criteria Consideration G standards for exceptional importance necessary for properties less than fifty years old, and are simple utilitarian designs. It appears most of the buildings date to the 1970s, when the flea market expanded rapidly. The flea market enterprise had twenty sellers on the first day of business. By 1965, as many as 475 sellers participated in the flea market, with one Sunday seeing 14,500 customers. Modern buildings were added to accommodate the ever-rising number of visitors and sellers, the largest number of structures being built between 1973 and 1980. Today, more than 6,000 vendors can be found on the premises.

The buildings at 1590 Berryessa Road do not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of the property's inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The flea market is a long-lived local business, but it does not appear that either the business itself or its owners have made significant

<sup>1</sup> Clover Cummings, "San Joseans Find Treasure in Trash," *San Jose Mercury-News*, May 23, 1965, 21.

<sup>2</sup> Eugene T. Sawyer, *History of Santa Clara County, California*, 152, 301-302; Edwin A. Beilharz and Donald O. DeMers, Jr., *San Jose: California's First City*, 1980; USGS Quadrangles, San Jose, 1953 and 1961.

contributions to our history or their field of endeavor. It is unclear which buildings may date to 1962 or before, but none of the buildings associated with the flea market, including the warehouse at the southeastern corner, embody distinctive architectural characteristics. They are instead simple utilitarian structures that are not the work of a master architect or builder and do not possess high artistic value (Criterion C). These buildings have not, nor are they likely to, yield important information for history (Criterion D). Overall, the property lacks historical and architectural significance, and therefore does not appear eligible for listing in the National Register. Furthermore, the 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 meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Historic aerial view of the area along Berryessa Road that would become the main entrance of the flea market. Berryessa Road runs left to right and WPRR cuts through the right corner.  
1956 Aerial Photo, George S. Nolte, Palo Alto, Santa Clara County Surveyor's Office.



**Photograph 3.** Snack bar and eating area, camera facing southwest, August 15, 2002.

**Photographs (continued):**



**Photograph 4.** Restroom, camera facing southeast, August 15, 2002.



**Photograph 5.** Modern permanent vendor stand, camera facing northwest, August 15, 2002.

Photographs (continued):



Photograph 6. Permanent vendor stand, camera facing west, August 15, 2002.



Photograph 7. Modern building housing ATM machine, camera facing northwest, August 15, 2002.

**Photographs (continued):**



**Photograph 8.** Modern arcade, camera facing west, August 15, 2002.



**Photograph 9.** Office building, located near Berryessa Road entrance, camera facing northwest, August 15, 2002.

Page 9 of 9

\*Resource Name or # (Assigned by recorder) Map Reference #09-01

\*Recorded by A. Blosser \*Date August 15, 2002  Continuation  Update

**Photographs (continued):**




**Photograph 10.** Warehouse located near southeast corner of flea market property, camera facing southeast, August 15, 2002.

P1. Other Identifier: Bridge #37C-0546

\*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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address North King Road City San Jose

d. UTM: (give more than one for large and/or linear resources) Zone 10; 599978 mE/ 413670 mN

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

Located on North King Road between Berryessa Road and Maybury Road, over Upper Penitencia Creek.

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

The Upper Penitencia Creek Bridge (Bridge #37C-0546) is a single span concrete tee-beam bridge constructed in 1923 (**Photograph 1**). Situated on North King Road, northeast of downtown San Jose, the bridge has a reinforced concrete slab deck that is five meters (16.5 feet) long and 6.7 meters (twenty-two feet) wide, approached by a 6.6-meter (21.5 feet) wide roadway with shoulders (**Photograph 2**). The bridge has “T” shaped reinforced concrete beams that are thicker at the abutments, giving the opening for the creek a beveled appearance. Concrete wing wall abutments support the bridge. On either side of the bridge the earthen embankment is lined with sandbags to prevent erosion. The bridge’s original railings appear to have been replaced with modern highway-the guardrails. A modern steel through-truss footbridge, with a wood plank deck, is located east of the Upper Penitencia Creek Bridge. It is unclear when the footbridge was installed (**Photograph 3**), but it appears to be less than twenty years old.

\*P3b. Resource Attributes: (List attributes and codes) (HP19) Bridge

\*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, September 18, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1923, Caltrans Local Agency Bridge Log

\*P7. Owner and Address:

City of San Jose

Department of Public Works

801 North First Street

San Jose, CA 95110-1789

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

K. Kennedy / C. McMorris

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: September 18, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter “none.”) “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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 bridge B4. Present Use: bridge

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1923, 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.)

The Upper Penitencia Creek Bridge, carrying North King Road (Bridge #37C-0546), does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The structure does not appear to be significant for its association with historic events or trends such as the development of the Berryessa area of Santa Clara County or the City of San Jose (Criterion A), and it is not associated with any known historic persons (Criterion B). The structure does not embody distinctive engineering characteristics (Criterion C), and it has not yielded, nor will likely yield, important information for history (Criterion D). The bridge has 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 it does not appear to meet the significance criteria as outlined in those guidelines. (See Continuation Sheet.)

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

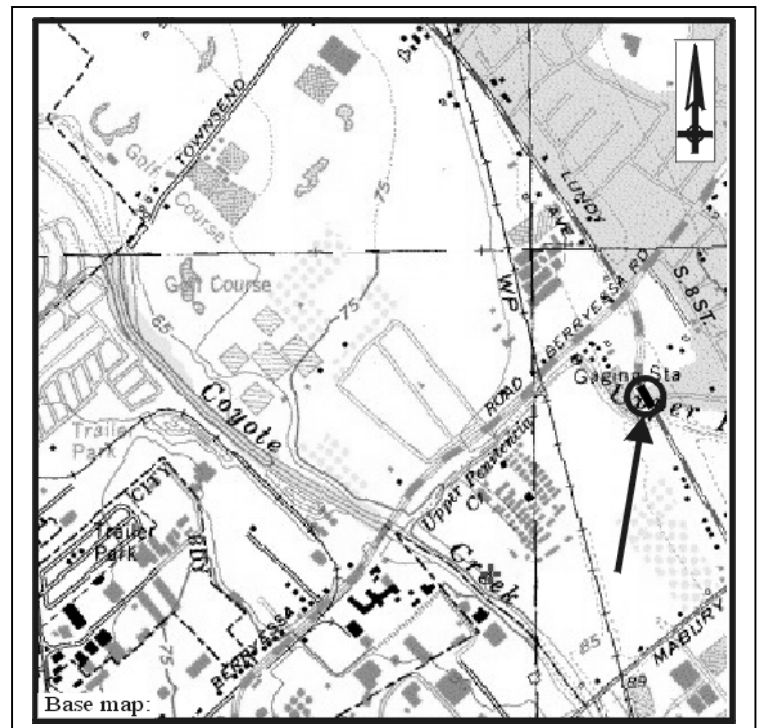
\*B12. References: USGS Quadrangles, San Jose and San Jose East (1898-1978); and aerial photograph, 1948, California Room, Dr. Martin Luther King, Jr. Library, San Jose; Caltrans (Division of Highways), Bridge Inspection Reports.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: September 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The bridge is located in the Berryessa area of San Jose that was originally part of a Mexican-era disputed land grant that was not resolved until 1877. The area's agriculture developed in the late nineteenth century, with local farmers growing apricots, prunes, peaches, walnuts, and cherries. The area remained agricultural well into the early twentieth century. Early commercial ventures located in this district included the canning industry, begun by J.F. Pyle on his ranch, followed by J.H. Flickinger's Flickinger Fruit Cannery in 1886. In 1922, the Western Pacific Railroad's branch line to San Jose was completed, providing a closer railroad link for Berryessa's farms to distant markets than had been previously provided by the Southern Pacific Railroad. The Upper Penitencia Creek Bridge was also built during this period of growth in both infrastructure and local industry. Agriculture and its related industries continued to dominate the local economy until after World War II, when, like many rural areas of Santa Clara County, incremental development occurred with construction of industrial and commercial properties as well as residential subdivisions. The City of San Jose annexed portions of the Berryessa area between 1953 and 1961, and the area's suburban transformation continues today.<sup>1</sup>

Prior to the construction of the current bridge on North King Road, the area east and northeast of San Jose had a network of roads and bridges that served the rural residents and the local economy. In the late nineteenth century, at least four bridges crossed over Penitencia Creek, one of them located at the current site of Bridge #37C-0546. It is unclear what design and materials were used in the construction of the earlier bridge, but it was replaced as county automobile traffic increased.<sup>2</sup> The Upper Penitencia Creek Bridge (#37C-0546) on North King Road was constructed in 1923, probably by Santa Clara County. Its reinforced concrete design was among the most common type of bridge built during the period. Indeed, most small bridges built in California between the 1920s and the 1940s were constructed of concrete, which had become economically preferable because of increased availability of high-quality cement. Many tee-beam bridges were built in Santa Clara County during the mid-twentieth century, and although their prominence peaked during the 1930s and 1940s, some date to the early 1900s. Of the forty-two tee-beam concrete bridges in Santa Clara County, thirteen were constructed prior to 1923 and this bridge type also continued to be built through the late 1970s.<sup>3</sup>

Bridges are usually evaluated under two National Register Criteria: Criterion A, for their role in local or regional history, especially their contribution to the transportation system, and Criterion C, relating to possible significance in the field of engineering. Bridges are infrequently evaluated or found to be eligible under Criteria B or D. Important historic persons associated with bridges are often involved with their design, thus making them significant under Criterion C. The bridge addressed on this form does not appear to have important associations with a historically significant individual (Criterion B). Historic buildings and structures can occasionally be recognized for the important information they yield, or might yield, regarding historic construction materials or technologies, thus making them significant under Criterion D. Bridges in California, however, can be studied through various written sources and documented construction types, and usually do not appear to be principal sources of important information in this regard.

<sup>1</sup> Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles, CA: Historic Record Company, 1922), 152, 301-302; Edwin A. Beilharz and Donald O. DeMers, Jr., *San Jose: California's First City* (Tulsa, OK: Continental Heritage Press, 1980); and USGS Quadrangles, San Jose, 1953 and 1961.

<sup>2</sup> USGS Quadrangles, San Jose, 1899, reprint 1913.

<sup>3</sup> Stephen D. Mikesell, *Historic Highway Bridges of California* (Sacramento: California Department of Transportation, 1990), 71; and Caltrans (Division of Highways), Bridge Inspection Reports: Bridge #37C-0546.

Under Criterion A, the role of Bridge #37C-0546 in the planning and development of the Berryessa area of Santa Clara County and its transportation system appears to be of limited importance. Bridges, like other infrastructure elements, are inherently vital to communities because they support and facilitate communication and the distribution of people, goods, and services that can encourage development at both the local and regional level. These common effects of bridge construction do not typically provide sufficient justification for importance within the context of community development and transportation. To be eligible for listing in the National Register, bridges and other infrastructure type resources must be shown to have particular importance directly related to events and trends in community development and transportation, with emphasis on a specific demand for such facilities and the cause and effects of its construction. The historic evidence regarding the Upper Penitencia Creek Bridge on North King Road does not appear to support its eligibility for listing in the National Register under Criterion A. While the bridge likely had a positive impact on the community after construction, it was one of many elements of the community's transportation system that helped develop the area at that time, particularly providing greater access for the development of the area's agriculture. It does not appear to be important within this context.

Under Criterion C, the bridge would need to be significant for its distinctive characteristics of type, period, and/or method of construction, and/or be significant for its designer(s). The general attributes that help define significance in bridge engineering are the uses of new or innovative design and construction methods, the rarity of the structure type, the boldness of the engineering achievement, and the aesthetic value of the structure in its setting.<sup>4</sup> The Upper Penitencia Creek Bridge on North King Road does not appear to be significant for any of these attributes. This bridge does not constitute an innovative design, nor were innovative construction techniques used in its construction. It is not a rare structure type within California, nor does it constitute a bold engineering achievement, which usually refers to very long spans or those that were designed for construction in environmentally demanding settings. The Upper Penitencia Creek Bridge is one of many modest examples of tee-beam concrete bridges in Santa Clara County and does not appear to be significant under Criterion C.

---

<sup>4</sup> The California bridge inventory is documented in Stephen D. Mikesell, *Historic Highway Bridges of California*. The historic significance of bridge engineering has been studied in great detail in California and nationally as a result of dozens of historic bridge inventories sponsored by the Federal Highway Administration in the 1970s, 1980s, and 1990s.

**Photographs (continued):**



**Photograph 2.** Bridge deck, camera facing north, September 18, 2002.



**Photograph 3.** Footbridge east of Upper Penitencia Creek Bridge, camera facing northwest, September 18, 2002.

**P1. Other Identifier:** 935 North King Road

\*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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 935 North King 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: 254-17-018

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

There are five buildings located at 935 North King Road. Access to this property was limited and heavy vegetation obscured the view of some of the buildings from the street. The largest building is a modern corrugated metal storage shed with a low pitch front gable roof and two large drive-through bays as seen in **Photograph 1**. East of the storage shed stands a modular building unit with a stuccoed one-story addition attached to the east side (**Photograph 1**). The third building sits a few feet east of the modular building. This one-story building has a low-pitched side gable roof with narrow eaves. The walls are clad in stucco and an aluminum sliding window is located on the south side. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP6) Commercial Buildings, (HP2) Single Family Residences

\*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 east,  
September 20, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
Unknown, buildings appear to have  
been moved to this location.

\*P7. Owner and Address:  
Angie R. Salamoni  
C/O Borelli Investment Company  
1770 Technology Drive  
San Jose CA, 95110

\*P8. Recorded by: (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: September 20, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style: Utilitarian

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

\*B7. Moved?  No  Yes  Unknown Date: unknown, post 1980 Original Location: unknown

\*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 935 North King Road does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located east of Coyote Creek and west of Penitencia Creek, on a block bound by North King Road on the east, Berryessa Road on the north, Coyote Creek to the west, and Mabury Road on the south. The Berryessa area of San Jose was originally part of a Mexican-era disputed land grant that was not resolved until 1877. The area's agriculture developed in the late nineteenth century, with local farmers growing apricots, prunes, peaches, walnuts and cherries. The area remained agricultural well into the early twentieth century. Early commercial ventures located in this district included the canning industry, begun by J.F. Pyle on his ranch, followed by J.H. Flickinger's Flickinger Fruit Cannery in 1886. In 1922, the Western Pacific Rail Road completed its branch line to San Jose, providing a closer railroad link for Berryessa's farms to distant markets than had been previously provided by the Southern Pacific Railroad. (See Continuation Sheet)

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

\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); County Assessor record as reported to First American Real Estate Solutions online service, 2002; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose and San Jose East (1898-1978); and aerial photograph, 1948, California Room, Dr. Martin Luther King, Jr. Library, San Jose.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: September 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

A wood frame shed roof addition is located on the southeast corner. Northeast of this building is another wood frame building capped with a flat roof. The walls of the fourth building are clad in horizontal wood siding. The southeast side features aluminum sliding windows and is accessed by a flush wood door. Sitting closer to North King Road, north of the fourth building, is a one-story wood frame building may have been a single-family dwelling. Capped with a side gable roof, it features open eaves with exposed rafters. Wood brackets support the eaves at the corners, and the east wall is sheathed in clapboard siding (**Photograph 2**). No windows or doors were visible.

### **B10. Significance (continued):**

Agriculture and its related industries continued to dominate the local economy until after World War II, when, like many rural areas of Santa Clara County, incremental development occurred with construction of industrial and commercial properties as well as residential subdivisions. The City of San Jose annexed portions of the Berryessa area between 1953 and 1961, and the area's suburban transformation continues today.<sup>1</sup>

This property was orchard land into the late 1960s, and although the orchard was removed by 1973, county records still list the land use as agricultural. The county does not have any record of buildings located on this parcel. Furthermore, review of USGS quadrangles of East San Jose reveal that while a building appeared south of Penitencia Creek on the 1953 map, it is not on the 1961 map. The scattered nature of the buildings' placement as well as the lack of solid foundations suggests that older buildings were moved onto the property after 1980. This possibility is further supported by the lack of county records regarding existing structures.<sup>2</sup> Although it is unclear what the original designs of the older-looking buildings were, they have been modified in a way that obscures what were likely original features, such as replacement of doors, windows and siding.

The property at 935 North King Road does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The commercial and residential buildings do not embody distinctive architectural characteristics. The buildings are utilitarian and do not appear to be important for their type, period, and method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). It also has not yielded, nor will likely yield, important information for history (Criterion D). Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles, CA: Historic Record Company, 1922), 152, 301-302; Edwin A. Beilharz and Donald O. DeMers, Jr., *San Jose: California's First City* (Tulsa, OK: Continental Heritage Press, 1980); and USGS Quadrangles, San Jose, 1953 and 1961.

<sup>2</sup> County Assessor record as reported to First American Real Estate Solutions online service, 2002; USGS Quadrangles, San Jose East, 1953, 1961, 1968, 1973, and 1980; and aerial photograph, 1948, California Room, Dr. Martin Luther King, Jr. Library, San Jose.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #09-03

\*Recorded by Kathleen Kennedy \*Date September 20, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** Camera facing northwest, September 20, 2002.



**P1. Other Identifier:** 12260 Berryessa Road

\*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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 12260 Berryessa 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: 254-14-115

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

The 0.42-acre property at 12260 Berryessa Road contains a Minimal Traditional style single family residence and attached garage built in 1947, which were moved onto the property in 1959 from an unknown location. There is also a detached garage located south of the residence that was added to the property around the same time. The residence is shown in **Photograph 1**. The wood frame house sits on a concrete foundation and has a rectangular footprint. It is topped with a medium pitched gable-on-hip roof with overhanging eaves, covered in composition roofing. The walls are clad in stucco, with vertical wood siding at the gable ends. A wood panel door is located on the north side and a flush wood door appears on the west side of the house. (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.)

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

Photograph 1, camera facing south,  
September 20, 2002

\*P6. **Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1947, County Assessor record

\*P7. **Owner and Address:**

Be T. Cao and Huynh Lehong  
1361 Tofts Drive  
San Jose, CA 95131

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. **Date Recorded:** September 20, 2002

\*P10. **Survey Type:** (Describe)

Intensive



\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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**

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #09-04

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Single family property B4. Present Use: Single family property

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1947, alterations unknown

\*B7. Moved?  No  Yes  Unknown Date: 1959 Original Location: unknown

\*B8. Related Features:

Detached garage

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 12260 Berryessa Road does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The Berryessa area of San Jose was originally part of a Mexican-era disputed land grant, which was not resolved until 1877. The area was primarily agricultural by the late nineteenth century, with local farmers growing apricots, prunes, peaches, walnuts, and cherries. It retained its agricultural character well into the twentieth century. Early commercial ventures located in this district included the canning industry, begun by J.F. Pyle on his ranch, followed by J.H. Flickinger's Flickinger Fruit Cannery in 1886. (See Continuation Sheet)

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

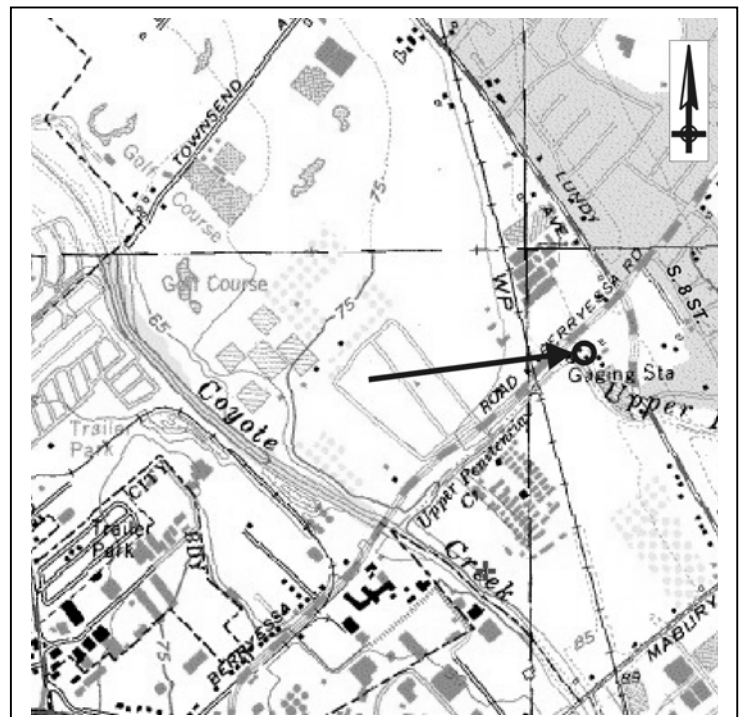
\*B12. References: Sanborn Map Company, San Jose (1884-1980); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: September 2002

(This space reserved for official comments.)



**P3a. Description (continued):**

Fenestration consists of aluminum sliding windows. The attached garage is located on the southeast corner of the house. It has a gable roof and is clad in horizontal wood siding. Swinging wood doors are set in the north side, and a wood access door appears on the east side. The detached garage is located north of the residence and has a gable roof with overhanging eaves. It is also clad in horizontal wood siding, and has a metal roll up door on the north side. There is a shed roof attachment supported by wood posts on the west side of this building.

**B10. Significance (continued):**

In 1922, the Western Pacific Railroad's branch line to San Jose was completed, providing a more convenient railroad link for Berryessa's farms to distant markets than had been provided by the Southern Pacific Railroad. Agriculture and its related industries continued to dominate the local economy until after World War II, when, like many rural areas of Santa Clara County, incremental development occurred with construction of industrial and commercial properties, as well as residential subdivisions. The City of San Jose annexed portions of the Berryessa area between 1953 and 1961, with the parcel at 12260 Berryessa Road annexed in the 1970s. While County Assessor Records indicate that the residence currently on the property was constructed in 1947, a Santa Clara County Building permit was issued in 1959 to owner Julian Duran for moving a house to the property. The first entry in the city directories for this address appears in 1973, when Manuel Garza owned and lived in the residence. Garza did not reside there long, but instead maintained the house as an investment property. Alfonso Arenas rented the house in the late 1980s. In 1990, the current residents and owners Be Cao and Lehong Huynh purchased the home from Manual Garza. The area's suburban transformation continues today.

The property at 12260 Berryessa Road does not appear to be significant within the context of agricultural or residential development of the Berryessa area (Criterion A), nor has it been found to be associated with persons significant to local history as defined by Criterion B. The residence is a modest example of Minimal Traditional architecture, a building style common during the post-war period, and does not embody distinguishing characteristics of a type, period, or method of construction (Criterion C). The setting of the property has changed dramatically from the historic agricultural surroundings present before the area was annexed to San Jose in the 1970s. The property is now wedged between a shopping center to the east and Upper Penetencia Creek on the west, in a district now dominated by modern condominiums, a shopping center, and a business park. The physical integrity of the property has also been compromised because the current residence was moved onto the property in 1959, and through the addition of the detached garage, which was probably added at that time. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, because of lack of historical and architectural significance, as well as a lack of integrity, the property does not appear to meet Criteria Consideration B regarding moved properties. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Other Identifier:** 1171 Mabury Road / 1240-1260 Yard Court

**\*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** \_\_\_\_; **1/4 of Sec** \_\_\_\_; **B.M.**

**c. Address** 1171 Mabury Road / 1240-1260 Yard Court **City** San Jose **Zip** 95133-102

**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:** 254-17-072

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

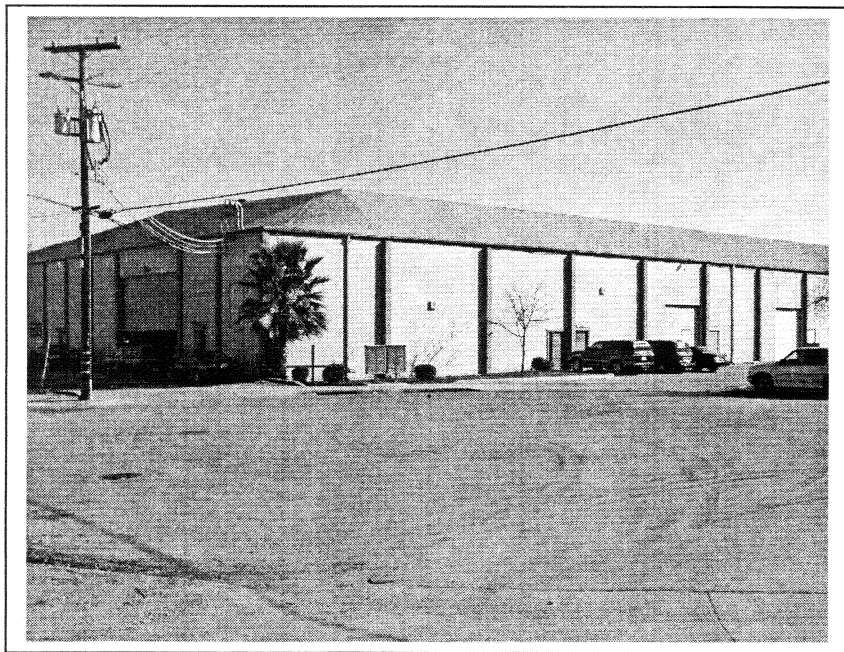
The parcel noted above is listed as 1171 Mabury Road in County Assessor Records. For the purposes of this form, however, the property will be referred to by its street address, at 1240-1260 Yard Court. This property contains three buildings: a warehouse and two separate concrete commercial buildings, each with a separate street address. The rectangular warehouse, at 1250 Yard Court, is constructed of concrete tilt-up walls supported by concrete piers and set on a concrete slab foundation (**Photograph 1**). A deck-on-hip roof covered in composition shingles tops the building. The concrete walls feature wood framed openings with flush metal single and double personnel doors and metal roll-down garage bays. The other two buildings on the parcel sit southeast of the warehouse, and are addressed as 1240 and 1260 Yard Court, respectively. These long, rectangular buildings rest on concrete foundations with walls of concrete blocks, and are two stories in height. (See Continuation Sheet)

**\*P3b. Resource Attributes:** (List attributes and codes) (HP8) Industrial Buildings

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

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

Photograph 1, 1250 Yard Court, camera facing southeast, January 7, 2003



**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1962 and 1980s, County Assessor's Records, aerial photographs

**\*P7. Owner and Address:**

Goble Family LP  
1650 Zanker Road Unit, Suite 100  
San Jose, CA 95112-1115

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**\*P9. Date Recorded:** January 7, 2003

**\*P10. Survey Type:** (Describe)

Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

**\*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**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 2 of 4

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #09-05

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1250 Yard Court constructed 1962; 1240 and 1260 Yard Court constructed 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 1240-1260 Yard Court does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The buildings were constructed during the urbanization of the agricultural lands that once surrounded San Jose. It was not until the mid-1950s and 1960s that San Jose's urban sprawl led to commercial, industrial, and residential development in areas such as that surrounding this property, east and northeast of the Bayshore Highway (later the Bayshore Freeway, or US 101) along the Western Pacific Railroad line east of Coyote Creek. During this period, this area was a popular location for expansion because it was adjacent to the city's urban zone, and there was ready access to the city's burgeoning freeway system as well as the railroad. Development reflected the growing post-war demand for new manufacturing, processing, commercial, and industrial endeavors. By the early 1950s there were only a handful of commercial and industrial properties in this area, because of the barrier presented by the Bayshore Highway on the city's northeastern corner, but by 1960 the city began to expand eastward. (See Continuation Sheet)

11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

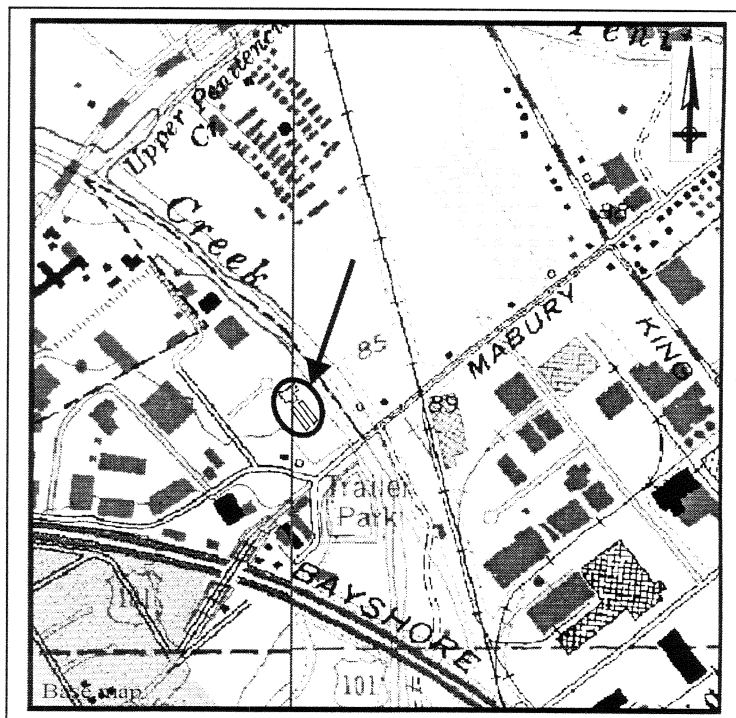
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose, (1898-1980); 1948-1980 Aerial Photos, George S. Nolte, Palo Alto, Santa Clara County Surveyor's Office.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



### **P3a. Description (continued):**

Topped with flat roofs, entrances to these two buildings consist of metal roll up garage doors and flush personnel doors, some with louvered transom windows, and others with adjacent aluminum sliding panes. As seen in **Photograph 2**, many of the entrances have wood frame hoods over them.

### **B10. Significance (continued):**

Warehouses and commercial / industrial businesses appeared along Las Plumas Avenue, between the Bayshore Freeway and King Road, as well as adjacent to the intersection of East Taylor Street and the Bayshore Freeway. Over the next few years similar development filled these areas, served by new railroad spurs. New construction also extended east of King Road and north of Mabury Road. The infill included construction of the industrial warehouse at 1250 Yard Court and the nearby Eggo Foods plant, both built in 1962. As with much of Santa Clara County, development continued to overtake agricultural lands during the 1970s and 1980s, spreading further north and east of the Bayshore Freeway.<sup>1</sup>

It is unclear who originally owned the industrial property at 1240-1260 Yard Court. City directories do not list the addresses associated with this property. Adjacent properties noted in the directories housed Dext Feed Company and Cascade Metal Corporation, which are both representative of the type of commercial and industrial development occurring in this area at the time. The parcel's current owners, Goble Properties, purchased the property in 1979. Founded in 1946, Goble Properties is owned by Ernest L. Goble, who has owned many industrial and commercial properties throughout the San Jose area. The two additional buildings, 1240 and 1260 Yard Court, were constructed in the 1980s. The property is currently fully occupied with a variety of light industrial businesses such as welders, automobile repair shops, and furniture refinishers.<sup>2</sup>

The property at 1240-1260 Yard Court does not have any important associations with significant events or trends in local, state, or national history (Criterion A), nor have any of its tenants made significant contributions to local, state, or national history (Criterion B). The light industrial buildings do not embody distinctive architectural characteristics, are not the work of a master architect or builder, and do not possess high artistic value. Although the older building has lost integrity of setting with the addition of the newer buildings, it does not otherwise appear to have been altered. Nevertheless, these buildings are unremarkable examples of utilitarian industrial buildings found throughout the San Jose area, and do not appear to be important examples of a type, period, or method of construction (Criterion C). The property also has not yielded, nor will likely yield, important information for history, and does not appear to be significant under Criterion D. Because of a lack of historical and architectural significance, this property does not appear to meet the criteria for listing in the National Register. Furthermore, the 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 meet the significance criteria as outlined in these guidelines.

<sup>1</sup> USGS quadrangle maps, San Jose East, 1953, 1961, 1968, 1973, and 1980; Aerial photographs (San Jose Public Library) 1948, 1960, 1968, and 1980; and Oblique aerial photographs, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971 (Caltrans Transportation Library Sacramento).

<sup>2</sup> "Goble Properties" online at [www.gobleproperties.com/company/about/html](http://www.gobleproperties.com/company/about/html), (accessed January 2003).

**Photographs (continued):**



**Photograph 2.** 1260 Yard Court, camera facing southwest, January 7, 2003.

P1. Other Identifier: 1325 & 1347 East Julian 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1325 East Julian 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: 249-65-061 (1325 East Julian Street) and 249-65-061 (1347 East Julian Street)

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

The parcel at 1325 East Julian Street is a large, irregular wedge-shaped lot located along the east side of the former Western Pacific Railroad tracks in eastern San Jose. The parcel is narrow at the north end near the railroad and widens out as it meets the street (**Photograph 1**). Running the entire length of the west side of West Court, the parcel is 902 feet long. For the purpose of this description, the buildings have been divided into four different areas, however, complete access to the property was not available at the time of the survey. Area A, located at the north end of the parcel, consists of buildings that were constructed before 1948 (**Photograph 2**). Buildings in this area consist of at least one side gable warehouse with a corrugated metal roof, a portion of which is topped with tar. Area B, directly south, includes buildings that were altered and expanded after 1948. These buildings (**Photograph 3**) are of reinforced concrete construction, one consisting of concrete masonry units, and one being board formed concrete. (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.)



P5b. Description of Photo: (View, date, accession #) Photograph 1, camera facing east, February 22, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1930, County Assessor's record

\*P7. Owner and Address:  
Warren G. Gummow  
P. O. Box 817,  
Los Gatos, CA 95031

\*P8. Recorded by: (Name, affiliation, address)  
S. Hotchkiss / M. Bunse  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: February 22, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Chevy Chase Fruit and Vegetable Canning Company

B2. Common Name: Lusamerica, Gypsum Drywall Supply

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

\*B5. Architectural Style: industrial

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1930; 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.)

The buildings at 1325 East Julian Street do not appear to meet the criteria for listing in the National Register of Historic Places, nor do they appear to be historical resources for the purposes of CEQA. This parcel is comprised of many smaller lots of two subdivisions known as Spaulding Garden and Garden Villa Tracts. The parcel incorporates Lots 25-31, 35, 36, and parts of Lot 34 of the Spaulding Garden Subdivision, as well as Lots 16 and 17, Block 1 of the Garden Villa Subdivision. The Spaulding Garden Subdivision, a 500-acre lot of the San Jose Pueblo lands, was surveyed by H. B. Fisher in November 1908. Fisher surveyed the land for owners Laura J. Spaulding and Virginia L. Johnston, recording the results with Santa Clara County on December 7, 1908. Fisher also surveyed the Garden Villa Subdivision in 1926. This subdivision came to be known as John R. Chace's Garden Villa Lots. Spaulding Garden and Garden Villa were originally residential subdivisions. This small development was one of the few located north of McKee Road, and in combination with other tracts including the East San Jose Homestead Association, the Lendrum Tract, and the Beach Tract, formed the neighborhood of East San Jose. (See Continuation Sheet)

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

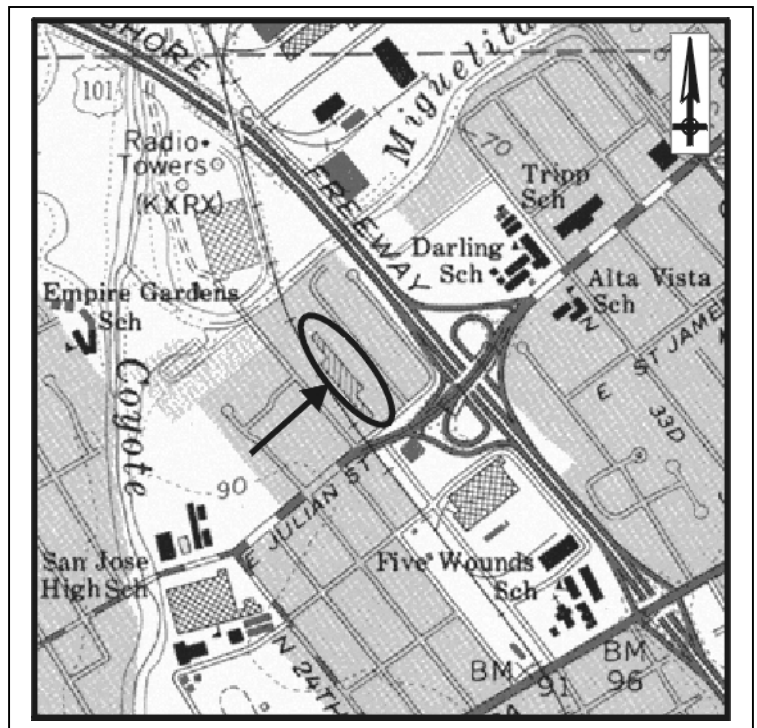
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; USGS Quadrangles, San Jose, (1898-1978); Official Maps of Santa Clara County, 1925, 1929; San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931, 1948); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse/Susan Hotchkiss

\*Date of Evaluation: June 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

These buildings include a loading dock topped by a shed roof. Two large buildings, located in Area C (**Photograph 4**), predate the buildings in Area B, and appear to contain some of the original cannery buildings and warehouses that served the various food processing industries that have occupied the site. One portion of this complex, located at the east side of the lot, is four stories high, topped by a hipped roof with ridge ventilators, and has rows of metal frame industrial windows at each floor. **Photograph 1** shows the buildings located in Area D, comprised of two buildings that were added to the site after 1948. These include a large front gable metal warehouse with corrugated metal siding and a stepped parapet wall at the south end, as well as a stucco sided one-story building with a parapet roof located south of the warehouse.

The parcel at 1347 East Julian Street is utilized as a parking lot for the parcel at 1325 East Julian Street.

### **B10. Significance (continued):**

Originally a separate municipality, East San Jose was brought into the City of San Jose in December 1911. The completion of the Western Pacific Railroad's (WPRR) San Jose Branch line in 1922 generally encouraged both residential and commercial development. Additionally, businesses like the food processing plants that occupied the buildings at 1325 East Julian Street found it advantageous to locate their factories immediately adjacent to the tracks. Once laid, however, the WPRR tracks divided Spaulding Garden and the Garden Villa tract, reducing residential development of the adjacent small house lots, which were combined with the larger canning plant project. The buildings in Area C appear to have been constructed by 1930, shortly after the WPRR tracks first appeared in San Jose. The Chevy Chase Fruit & Vegetable Canning Company occupied the buildings in this area by 1940. Chevy Chase was succeeded by the Teasdale Fruit & Vegetable Canning Company, Incorporated by about 1962 and similar companies continued to be located on the parcel through the 1960s. Today the Lusamerica Fish Company uses most of the buildings, while smaller businesses such as the Western Plastics Corporation or the Firemaster Fire Extinguisher Company, have also operated from the property. Today Gypsum Drywall Supply occupies the buildings located in Area D.

The industrial buildings at 1325 East Julian Street do not appear to have important associations with the history of the Spaulding Garden Tract, Garden Villa Tract, WPRR, the agriculture industry in Santa Clara County, or with significant events or trends in state or national history (Criterion A). None of the property's owners or occupants appears to have made significant contributions to history, nor have they made important contributions to their fields of endeavor (Criterion B). The buildings on the property, comprised of various architectural styles and building materials, do not embody distinctive architectural characteristics and were built and changed over the years. They do not appear to be important for their type, period, or method of construction. The property does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). The buildings have been modified and the complex altered through the replacement of doors, windows, and siding, as well as the construction of numerous additions. Thus, not only does the property lack historical and architectural significance, the buildings also lack historic integrity, and therefore do not appear eligible for listing in the National Register. Furthermore, the 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 it does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Areas A, B, and C, camera facing southeast, February 22, 2002.

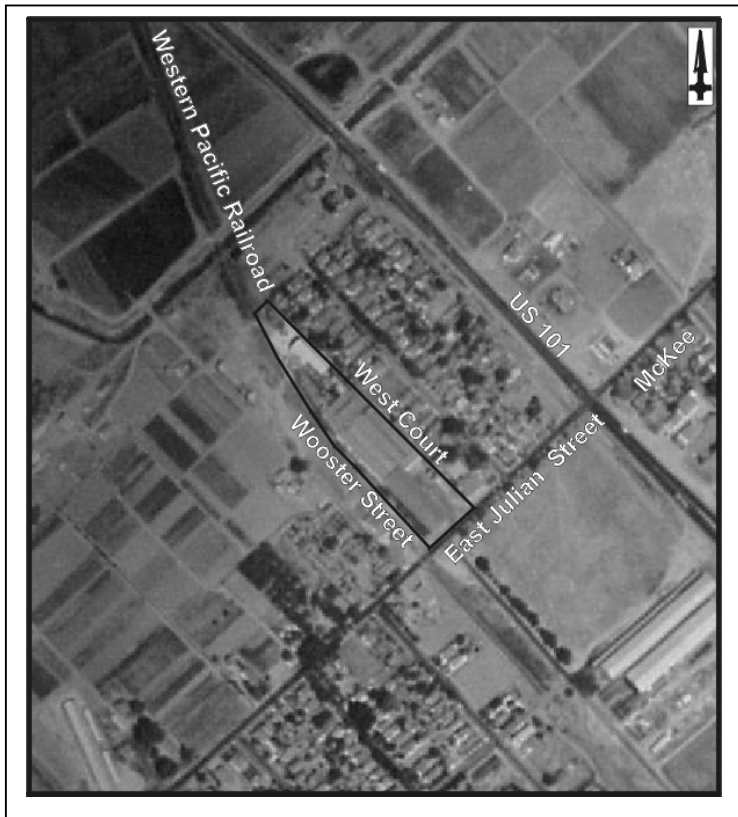


**Photograph 3.** Area B, camera facing east, September 20, 2002.

**Photographs (continued):**



**Photograph 4.** Area C, camera facing northwest, February 22, 2002.



**Photograph 5.** Historic aerial view of 1325 East Julian Street as it appeared in 1948. San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1948)-California Room-San Jose Public Library.

**P1. Other Identifier:** 1349 East Julian 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 \_\_\_\_; \_\_\_\_ B.M.

c. Address 1349 East Julian 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: 249-65-059

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

Located at the corner of East Julian and West Court Streets on a 0.12-acre lot, this house was constructed circa 1930s. The one story house, set back on the lot, faces south and is rectangular in plan. A clipped gable roof covers the house, sheathed with composition shingles and featuring exposed rafters, a bead board soffit, and a narrow fascia board. The exterior walls are clad with stucco and fenestration consists of 6/6 double hung wood sash windows. The main entry consists of a wood panel door. There is a small, attached shed roof porch on the south side. Two small additions have been added to the west and north sides of the house, both topped by shed roofs with walls clad in wood paneling.

\*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.)

P5b. Description of Photo: (View, date,

accession #) Photograph 1, Front side, camera facing northwest, July 22, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1930s, County surveyor maps and City Directories

\*P7. Owner and Address:

Lawrence Stienhauer Trust

133 Cedar Lane,

San Jose, CA 95127-2315

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

Amanda Blosser

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 22, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1930s, alterations 1950s

\*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 house located at 1349 East Julian Street does not appear to meet the significance criteria for listing in the National Register nor does it appear to be a historical resource for the purposes of CEQA. Located at the edge of the city limits of San Jose, McKee Road (now East Julian Street) served as the boundary between San Jose and the unincorporated areas of Santa Clara County. When this house was constructed circa 1930s, it was located outside the city limits, on the north side of the boundary in the small subdivision called Garden Villa Lots. A largely undeveloped area, there were only a few dwellings on the west side of Coyote River, north of McKee Road, prior to the 1930s. These lands remained largely vacant until the Western Pacific Railroad (WPRR) was built in 1922, initiating the construction of a small light industrial and commercial area around the railroad. (See Continuation Sheet).

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

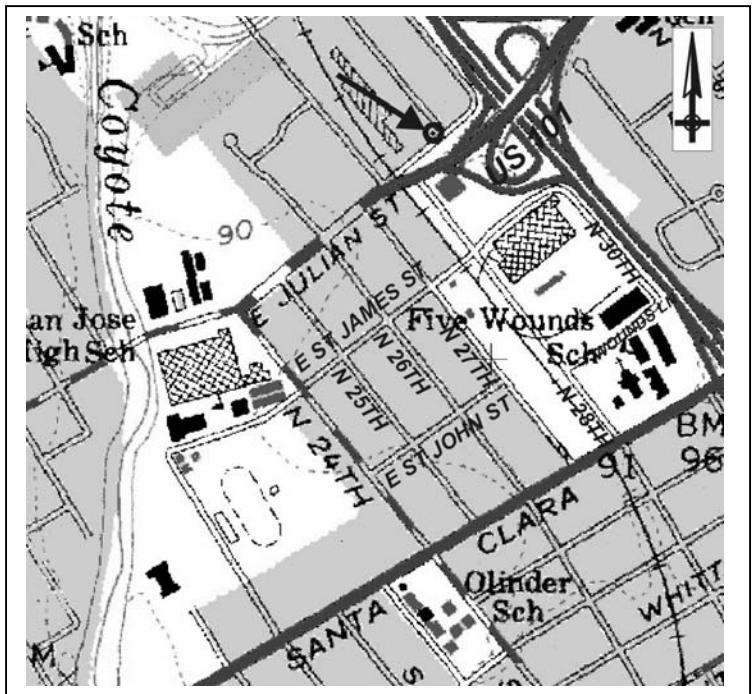
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; Santa Clara County Surveyors Records and Maps; Thomas Brothers Block Books, USGS Quadrangles, San Jose (1898-1978); see footnotes.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: August 1, 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

Garden Villa Lots was one of the few developments located north of McKee Road, and in combination with other tracts including the East San Jose Homestead Association, the Lendrum Tract, and the Beach Tract, formed the neighborhood of East San Jose. Originally a separate municipality, East San Jose was brought into the City of San Jose in December 1911. After incorporating into the city, the area developed slowly. Business tracts opened along East Santa Clara Street forming a small commercial district and houses were constructed on 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 and in particular this small area off of McKee Road. The first was completion of the Five Wounds Church in 1919, which the local Portuguese immigrant population organized for construction in 1914. In addition to the Church, the completion of the WPRR San Jose Branch line in 1922, which the City of San Jose had approved in 1917, helped to develop East San Jose. A light industrial area grew up around the railroad line and in close proximity to McKee and West Court Road, where this house is located.

One of three large tracts north of McKee Road, Garden Villa Lots was subdivided in 1926 by John R. Chase, a manager for Associated Oil and Union Ice Company.<sup>1</sup> The small neighborhood was bounded by West Court Street on the north, McKee Road on the south, the WPRR line on the west side, and East Court on the east side. Only the blocks that faced McKee Road were developed by the early 1930s, including the dwelling at 1349 East Julian. This house was occupied by grocer, J.J. Battaglia who operated a grocery store on the adjacent parcel. When this house was constructed, the majority of the parcels were still owned by Chase and it was not until the late 1930s that small houses were built along East and West Court Streets. This house was listed as vacant for several years in the 1930s, but in 1940 R.E. Tanner was listed as a resident. Subsequent residents included Jerry Dugan in 1947, Mrs. C.M. Robertson, who owned the adjacent parcel at 1347 McKee Road, and Barney Wright in 1950.

This house does not appear to be significant within the context of East San Jose or significant events or trends in our history and does not appear to be eligible under Criterion A. It also does not appear to be associated with any historically significant people under Criterion B, as its owners and occupants do not appear to have made significant contributions to local, state, or national history. The small Bungalow style house began to appear in suburban neighborhoods as prefabricated kit houses gained popularity. Available through catalogs such as Aladdin and Wilson Homes, these houses reached a wide market. The residence at 1349 East Julian Street does not appear to be a significant example of this architectural type, period, or method of construction and therefore it does not appear to be eligible under Criterion C. In addition, this residence no longer retains integrity, as several additions to the rear of the building have altered its original design and appearance. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Santa Clara Assessor subdivision maps, Book U, page 40, 1926; and Basin Research Associates, Santa Clara Light Rail HSR.  
DPR 523L (1/95)

**P1. Other Identifier:** 1355 East Julian 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 1961, photorevised 1980 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1355 East Julian Street City San Jose Zip 95116-019

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: 249-65-024

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

The house at 1355 East Julian Street, constructed in 1945, is a two-story Minimal Traditional style house that is rectangular in plan with several additions. The main body of the house has a side gable composition shingle roof with narrow eaves. Second story additions topped by shed and gable roofs and sheathed in vertical groove wood panel rise from the north side of the house, as seen in **Photograph 1**. Fenestration includes replacement aluminum frame sliding sash windows. The parcel also contains two outbuildings. A detached garage with a hipped, composition shingle roof is located at the immediate north end of the house (**Photograph 2**). This garage features two separate tilt-up doors. A secondary residence is located on the northern edge of the parcel (**Photograph 3**). This side-gabled house features a composition shingle roof and aluminum sliding replacement windows. The walls are sheathed in stucco.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 north, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1945, County Assessor's record

\*P7. Owner and Address:

Thom N & Tan T. V. Tran

1355 East Julian Street

San Jose, CA 95116-1019

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1945, alterations unknown

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

\*B8. Related Features: secondary residence and garage

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 house at 1355 East Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 18, Block 2 of the Garden Villa Subdivision. The Garden Villa Subdivision, surveyed by Henry Fisher in 1926, came to be known as John R. Chace's Garden Villa Lots, which contained a total of 60 lots located on both sides of West Court, the west side of East Court and nine lots facing East Julian Street. In addition to the Garden Villa Subdivision, subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet)

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

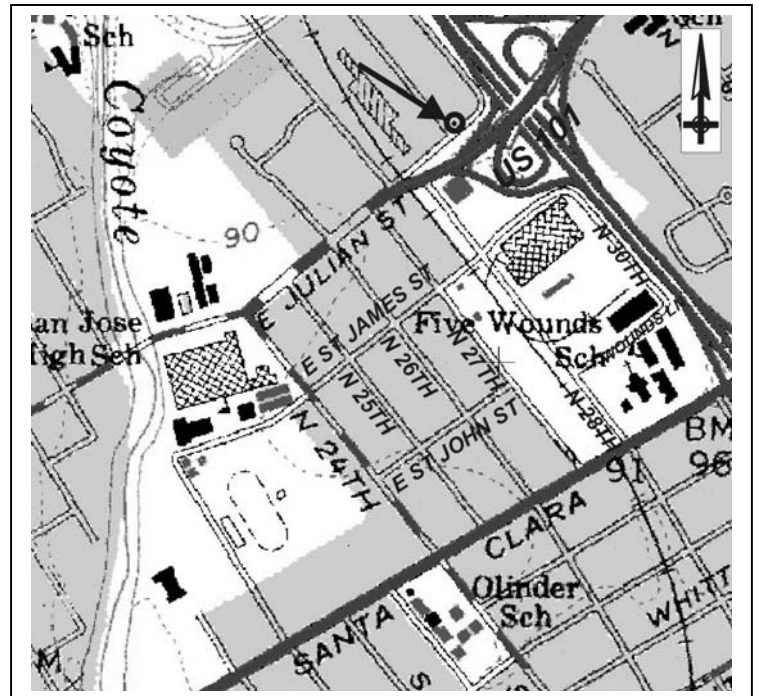
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; USGS Quadrangles, San Jose, (1898-1978); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); Thomas Brothers Block Book, San Jose (ca. 1921-1941); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose, and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Lot 18, like many of John R. Chace's Garden Villa lots, appears to have remained undeveloped until the house at 1355 East Julian was constructed in 1945. D.U. Hood, a tire repairer, was the first owner. Dave's Tube Repair Shop, probably owned by Hood, opened in a rear building by 1952. This rear building appears to now serve as the garage. D.U. Hood no longer lived in the house by 1955, although the repair shop was still located on the parcel and Hood was listed as owner. By 1955, the San Jose City Directory lists Avelica Garcia as living in the rear, possibly in the smaller residence located on the northern edge of the parcel. Dave's Tube Repair Shop remained on the property through 1966, but was gone by 1970. Avelica Garcia remained in the small house until 1959. Subsequent residents included Wesley Carson and Mrs. Mary Zamudeo. Thom N. and Tan T. V. Tran currently own the house and the garage no longer serves as a business.

The property at 1355 East Julian Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics and is a heavily modified Minimal Traditional style building with several additions that detract from its original, simple style. These modifications include the shed and gable roof additions as well as replacement siding and windows. It does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, December 1, 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury*, September 13, 1980.

**Photographs (continued):**



**Photograph 2.** Garage, camera facing northeast, July 23, 2002.



**Photograph 3.** Secondary residence, camera facing northeast, July 23, 2002.

P1. Other Identifier: 1357 East Julian 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1357 East 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: 249-65-023

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

A one-story single-family residence and a detached garage are located at 1357 East Julian Street. A clipped side gable roof with boxed eaves, clad in wood shingles, tops the wood frame house. The sides of the gable feature a plain boxed cornice with eaves extending partly around the corner. A wooden louver vent is located under the gable peak on the west side. The working class home sits on a concrete foundation with a rectangular footprint. The walls are sheathed in asbestos shingles, with wood surrounds framing the windows and door. Fenestration consists of 6/1 wood double hung windows set singularly and in pairs, and one small aluminum sliding sash on the west side. A concrete path leads to the south-facing main entrance. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 north,  
July 15, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1936, County Assessor's record

\*P7. Owner and Address:  
Donna Ehle  
PO Box 26722  
San Jose, CA 95159

\*P8. Recorded by: (Name, affiliation, address)  
Kathleen Kennedy,  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 7, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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**

Page 2 of 4

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #10-04

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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) Built 1936; 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.)

The house at 1357 East Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 19, Block 2 of the Garden Villa Subdivision. The Garden Villa Subdivision, surveyed by Henry Fisher in 1926, came to be known as John R. Chace's Garden Villa Lots, which contained a total of 60 lots located on both sides of West Court, the west side of East Court and nine lots facing East Julian Street. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet).

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

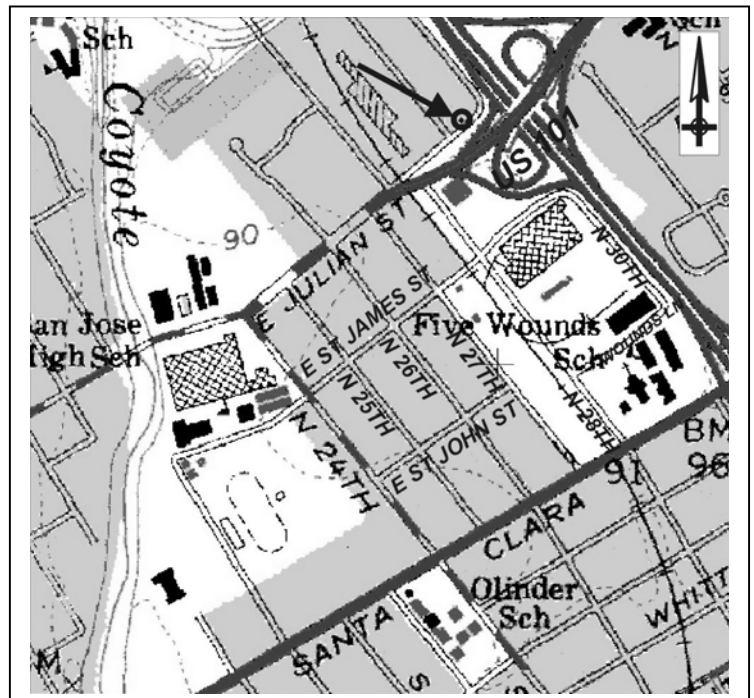
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; USGS Quadrangles, San Jose, (1898-1978); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); Thomas Brothers Block Book, San Jose (ca. 1921-1941); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The single front door, covered by a metal screen door, is centered on the concrete portico and sheltered by a clipped roof extension, as seen in **Photograph 1**. Two round columns support the roof extension with a decorative peaked arch extending between the columns. The wood frame detached garage sits northwest of the house (**Photograph 2**). Topped by a front gable roof sheathed in wood shingles, the garage features stucco siding with horizontal wood paneling under the gable peak. A wood panel tilt-up door opens to the south.

### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. In the five years that East San Jose existed as was a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street), and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose, and successfully had the town annexed to the city in elections that year.<sup>1</sup>

After subdivision, the lot at 1357 East Julian Street was purchased by C.G. Aven, who then sold the property to Mr. and Mrs. Walter A. Mooers on April 25, 1934. The Mooers maintained the house as a rental property with tenants such as S.C. Nicolson, (a carpenter), Earnest Hoffer, and Mrs. F. M. Carillon, (a factory worker), living in the residence during the 1930s. In the 1940s, Minoru Ishihara bought the residence and lived there through 1960. The current owner, Donna Ehle, purchased the home from Duane Hinkel in 1986.<sup>2</sup>

The property at 1357 East Julian Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics. A modest example of a Bungalow style dwelling, the building does not appear to be important for its type, period, and method of construction. Many examples of Bungalows exist throughout San Jose. In addition, the building does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the property has only been slightly modified with the installation of the replacement windows and therefore retains much of its historic integrity, the residence at 1357 East Julian Street lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> Thomas Brothers Block Book, San Jose (ca. 1921-1941), volume 2, 189A.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-04

\*Recorded by Kathleen Kennedy \*Date July 15, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** Detached garage, camera facing north, July 15, 2002.

**P1. Other Identifier:** 1359 East Julian 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1359 East Julian Street City San Jose Zip 95116-1019

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: 249-65-022

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

The house at 1359 East Julian Street, constructed in circa 1930, is a single story Bungalow style house that is rectangular in plan. The front gable roof is clad in composition shingles, and features narrow eaves and wood fascia boards, as seen in **Photograph 1**. Clad in stucco, the house has a front gable porch supported by square wood posts on the south side. Two concrete steps lead to a flush wood door covered by a screen door. Fenestration consists of replacement aluminum sliding sash windows. The building north of the main residence appears to originally have been a detached garage, but it has been converted into living quarters as seen in **Photograph 2**.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary 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 northwest, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
ca. 1930, City Directories

\*P7. Owner and Address:

Juan Pelayo-Rubio  
1359 East Julian Street  
San Jose, CA 95116-1019

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

Susan Hotchkiss  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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) Built ca. 1930; 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.)

The house at 1359 East Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 20, Block 2 of the Garden Villa Subdivision. The Garden Villa Subdivision, surveyed by Henry Fisher in 1926, came to be known as John R. Chace's Garden Villa Lots, which contained a total of 60 lots located on both sides of West Court, the west side of East Court, and nine lots facing East Julian Street. This small development was one of the few located north of East Julian (formerly McKee) Road, and in combination with other tracts including the East San Jose Homestead Association, the Lendrum Tract, and the Beach Tract, formed the neighborhood of East San Jose. (See Continuation Sheet)

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

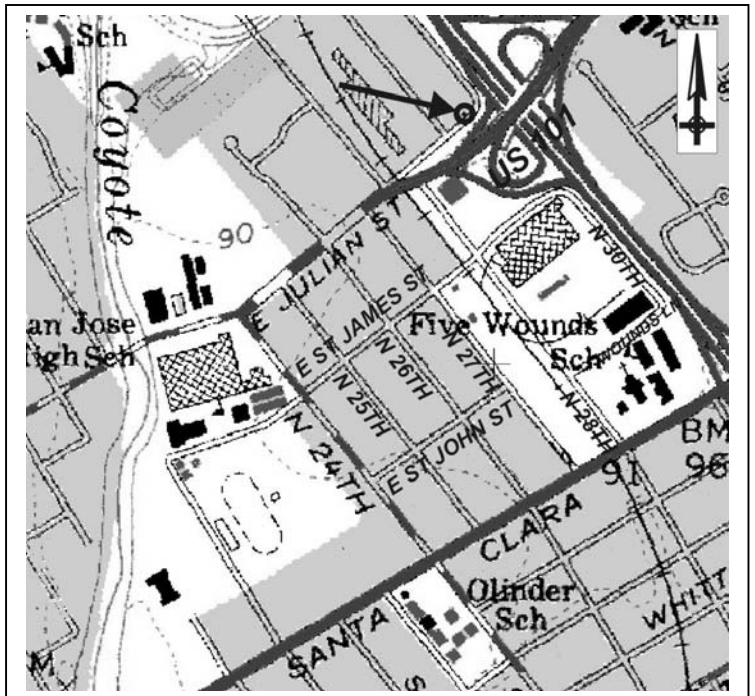
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; USGS Quadrangles, San Jose, (1898-1978); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); Thomas Brothers Block Book, San Jose (ca. 1921-1941); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. In the five years that East San Jose was a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Although Santa Clara County Assessor's Office records show that the house at 1359 East Julian was built in 1925, city directories show that the first resident was A. L. Clement, a machinist, who purchased the property in 1932. Clement sold the property to A.L. Jones, a carpenter, in 1935. Two years later, Paul W. Boston, an insurance agent, and his wife purchased the house from Clement. Aaron L. Newton, a longshoreman, purchased the property in 1947 and resided there through 1959.

The property at 1359 East Julian Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its occupants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics and is instead a small Bungalow that does not appear to be important for its type, period, and method of construction (Criterion C). The building has been heavily modified through the replacement of its original fenestration, siding, and installation of a new porch floor and posts. The house does not appear to be the work of a master architect or builder, or posses high artistic value. In the early decades of the twentieth century in San Jose, and throughout California, Bungalows were popular houses, simple yet well built with artistic flare. Although the high-style versions of Bungalows expresses the trends of the Arts and Crafts movement of the period, most, like the house at 1359 East Julian Street, were built modestly for working and middle class residents. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-05

\*Recorded by Susan Hotchkiss \*Date July 23, 2002  Continuation  Update

### Photographs (continued)



**Photograph 2.** Former detached garage, camera facing northwest, July 23, 2002.

P1. Other Identifier: 1365 East Julian 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1365 East 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: 249-65-021

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

The house at 1365 East Julian Street is a single story dwelling with an area of 954 square feet. Rectangular in plan, the front gable house features a composition shingle roof and is sheathed in stucco. Fenestration consists of replacement aluminum sliding windows. The south-facing façade features double front gables. The first front gable shelters a wing that includes a porch accessed from the west. The porch features an arched opening that faces south. An arched louver attic vent is positioned in the top of the main gable end. A side gable garage with horizontal wooden cladding is located to the north of the house at the rear of the property.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 north,  
July 15, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1930, City Directories

\*P7. Owner and Address:

Rita Avila 1988 Trust  
10383 Observatory Drive  
San Jose, CA 95127

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 15, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1930, 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.)

The house at 1365 East Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 21, Block 2 of the Garden Villa Subdivision. The Garden Villa Subdivision, surveyed by Henry Fisher in 1926, came to be known as John R. Chace's Garden Villa Lots, which contained a total of 60 lots, located on both sides of West Court, the west side of East Court and nine lots facing East Julian Street. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet)

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

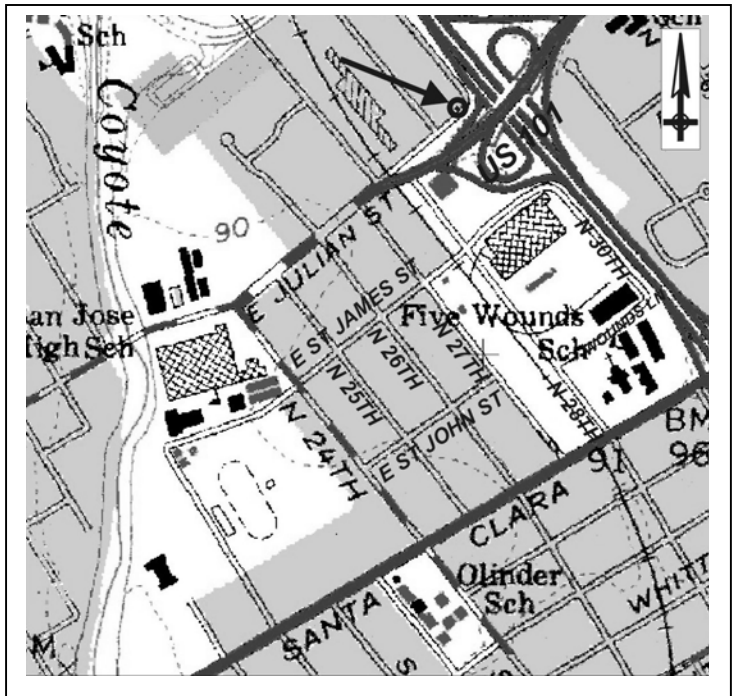
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); Thomas Brothers Block Book, San Jose (ca. 1921-1941); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Albert L. and Jessie H. Hardy purchased the property at 1365 East Julian Street in the 1920s and resided in the house from the time it was built in about 1930. The Hardys owned the house through the early 1940s, renting a room to L.L. Kyner in 1940. E.L. Dietz purchased the residence for use as a rental property in 1941. After this point, the residence has had frequent changes of ownership and many tenants.<sup>2</sup>

The property at 1365 East Julian Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics, being a modest example of a Minimal Traditional style dwelling with Spanish Eclectic influences. It does not appear to be important for its type, period, and method of construction. Minimal Traditional style houses became popular in the 1930s, dominating tract housing between World War II and the early 1950s. There are many examples of Minimal Traditional style architecture in San Jose. In addition, the building does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Furthermore, the property has been modified with the installation of replacement aluminum sliding windows, and the stucco siding appears to have replaced horizontal wood siding similar to the detached garage. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. The property also has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> San Jose City Directories, 1925 to 1960; and Thomas Bros. Block Book of San Jose, ca.1921 to 1942, volume 2, 189A.

**P1. Other Identifier:** 1265 East Julian 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1265 East 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: 249-65-020

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

A modest one-story home is located on the property at 1265 East Julian Street. The 884 square foot wood frame house sits on a concrete foundation and is topped by a front gable roof. The roof is sheathed in composition shingles and features a fascia board and narrow open eaves with exposed rafters. Stick work is located under the gable peak. The walls are clad in replacement stucco siding with replacement aluminum sliding windows located on the west and south sides. The main entry is sheltered on a concrete porch with a gable extension supported by two square beams. The door itself faces east and is hidden from view by large conifer shrubs. There is an aluminum slider window located on the porch facing south as seen in the photograph below. No out buildings were sited on the property.

\*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.)



P5b. Description of Photo: (View, date, accession #)  
Photograph 1, camera facing east,  
July 22, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca.1940, City Directories and Sanborn  
Fire Insurance Maps

\*P7. Owner and Address:

Rita Avila 1998 Trust  
10383 Observatory Drive  
San Jose, CA 95127

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 22, 2002

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources  
Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1940, 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.)

The house at 1265 East Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. (See Continuation Sheet)

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

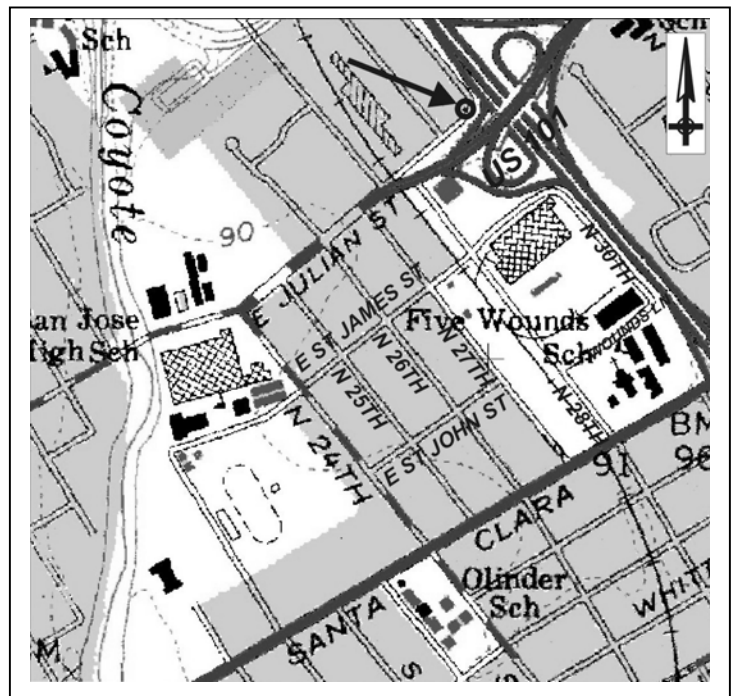
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; USGS Quadrangles, San Jose, (1898-1978); Official Maps of Santa Clara County, 1925, 1929; Thomas Brothers Block Book, San Jose (ca. 1921-1941); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); City Directories (various years); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse / Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)





### **B10. Significance (continued):**

By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The property treated by this form is located in old East San Jose on what was Lot 22, Block 2 of the Garden Villa Subdivision. The Garden Villa Subdivision, surveyed by Henry Fisher in 1926, came to be known as John R. Chace's Garden Villa Lots, which contained a total of sixty lots located on both sides of West Court, the west side of East Court and nine lots facing East Julian Street. Lot 22, like many of the John R. Chace's Garden Villa Lots, remained undeveloped until the house at 1265 East Julian was constructed circa 1940. John Derrol Chace, the son of John R. Chace, purchased the lot in January 1940. For a short period he rented the house to Homer and Deasa Land. By 1945 the residence had been sold to Louise E. Pope, a welder at the San Jose Water & Power Company. He and his wife Ida in turn sold the property to S. L. Fong by 1950. Fong had a brief occupancy, as the house changed hands yet again by 1955. The new owner, Mrs. Haruko Shimizu, lived on the property through 1960.<sup>2</sup>

The property at 1265 East Julian Street does not appear to be associated, in an important way, with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics. The building is a modest Bungalow in its simplest form. Bungalows were popular houses, simple yet well built with artistic flare. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most, like the house at 1265 East Julian Street, were built modestly for working and middle class residents. Modest Bungalows were constructed by developers or by individual owners using pre-cut lumbers and fixtures available through catalogs. These catalog houses would be assembled by either catalog company workers or by local carpenters. It is unclear who was responsible for construction of the house at 1265 East Julian Street, but its simple form and basic features are consistent with Bungalow houses. This type of modest Bungalow is well represented in San Jose, and the very simple unadorned version of the Bungalow is well represented in the neighborhoods of old East San Jose. It does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been heavily modified. These modifications include the stucco finish on the walls, and replacement windows. Furthermore, a front porch was enclosed to expand the living area. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. This property has 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> The house number 1265 is located on the resource, historically, but in official records the house number related to this property has been 1361. Historical information gathered from the city directories is based on the 1361 address, as 1265 was not listed. San Jose City Directories, 1920 to 1960; and Thomas Bros. Block Book of San Jose, ca.1921 to 1942, volume 2, 189A.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_


\*Resource Name or # (Assigned by recorder) Map Reference #10-08

**P1. Other Identifier:** 1315 East Julian 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1315 East Julian 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 Numbers: 249-65-073, 249-65-074, and 249-65-078

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

The property at 1315 East Julian Street contains a single story, side gable wood frame building with a concrete perimeter foundation. The roof is clad in composition shingles. It has wide unboxed eaves and V-groove wood siding on the walls. The southeast corner is set with a wood frame 1/1 double hung window. The main entrance on the east side has a replacement aluminum framed storefront door. A concrete ramp leads up to the entrance. There is a shed roof addition on the west side. The double hung windows on the north side are covered with metal security grates, as are most of the building's windows. Two modern industrial metal framed and sided buildings, capped with front gable roofs and accessed by metal roll up doors, are located at the north end of the parcel. **(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.)

P5b. Description of Photo: (View, date, accession #) Photograph 1, camera facing east, February 22, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1943, County Assessor's record

\*P7. Owner and Address:  
Erich Trust  
3511 Telegraph Dr.  
San Jose, CA 95132-3055

\*P8. Recorded by: (Name, affiliation, address)  
S. Hotchkiss / M. Bunse  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: February 22, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: office B4. Present Use: office

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1943

\*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 1315 East Julian Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This parcel is located on Lot 32 of the Spaulding Garden Subdivision, a 500-acre lot of San Jose Pueblo lands surveyed by H. B. Fisher in November 1908. Fisher surveyed the land for owners Laura J. Spaulding and Virginia L. Johnston, recording the results with Santa Clara County on December 7, 1908. (See Continuation Sheet)

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

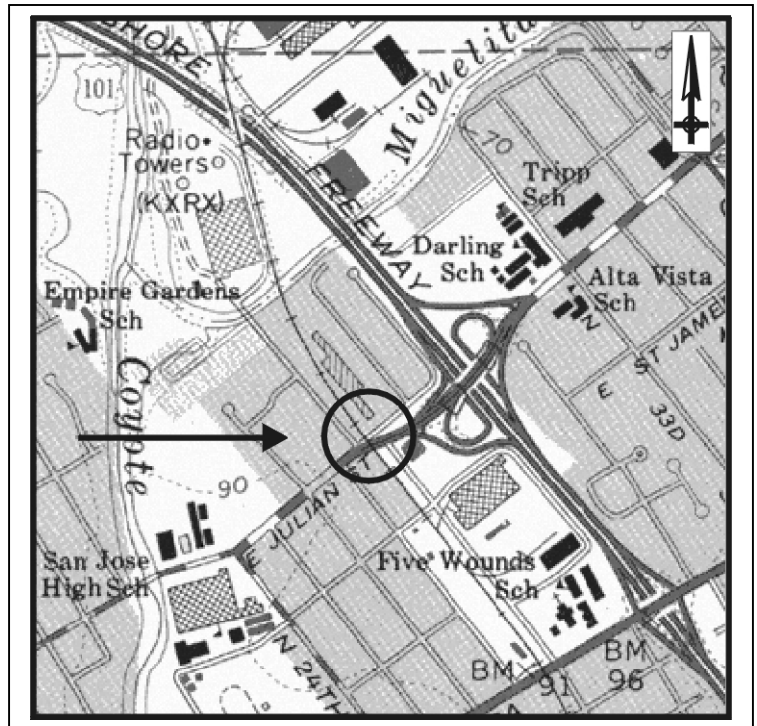
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Recorder Records, Map Book M, pg. 48; USGS Quadrangles, San Jose, (1898-1978); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: June 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

This small development was one of the few located north of McKee Road and in combination with other tracts including the East San Jose Homestead Association, the Lendrum Tract, and the Beach Tract, formed the neighborhood of East San Jose. Originally a separate municipality, East San Jose was brought into the City of San Jose in December 1911. After annexation, the area developed slowly, with business tracts opening along East Santa Clara Street to form a small commercial district. Following World War I, two major construction projects were completed that affected East San Jose, and in particular this small area off McKee Road. The first was completion of the Five Wounds Church in 1919. In addition to the church, the completion of the Western Pacific Railroad's San Jose Branch line in 1922, which the City of San Jose had approved in 1917, helped to develop East San Jose. A light industrial area, including the building treated by this form, grew up around the railroad line. The commercial building at 1315 East Julian Street was built in 1943. Erich Printers and Lithographers have occupied the site since 1955.

The property at 1315 East Julian Street does not appear to have important associations with the history of the Spaulding Garden Tract, or with significant events or trends in state or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The simple, utilitarian commercial building is similar in style to World War II era temporary military buildings and does not embody distinctive architectural characteristics. The property does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been modified, through such renovations as the installation of a replacement aluminum framed storefront door, metal security grates on the windows, and a shed roof addition on the west side of the building, as well as the construction of two modern metal-framed buildings at the north end of the parcel. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity, and therefore does not appear to meet the criteria for listing in the National Register. Furthermore, 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 this property does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Two modern buildings at north end of parcel, camera facing southeast, January 7, 2003.

P1. Other Identifier: 266 North 28<sup>th</sup> 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 266 North 28<sup>th</sup> 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: 467-08-001

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

Located near US 101, a steel frame warehouse with a concrete foundation sits on the property of 266 North 28<sup>th</sup> Street. The building has a nearly rectangular footprint and is topped by a front gable roof without eaves. The walls are sheathed in corrugated metal siding overlaid on the top portion with another piece of corrugated metal (**Photograph 1**). Access is gained on the west side by a large garage rollup door on the north end and a large sliding door on the south end, which has a personnel door within it. Centered on the west side is an office featuring steel casement windows below a wood frame awning. A pair of aluminum sliding windows are located above the awning. The east side of the building is accessed by two metal sliding doors and one metal rollup door as shown in **Photograph 2**. On the north corner of the east wall, an attached billboard sits above one of the doors. The area surrounding the building is paved with concrete.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial 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 east,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1956, County Assessor's records

\*P7. Owner and Address:

James C. & Dawn L. Hill

12009 Finn Lane

Los Altos, CA 94022

\*P8. Recorded by:

C. McMorris/K. Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1956, 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.)

The property at 266 North 28<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located at the north terminus of North 28<sup>th</sup> Street, the east side of which is adjacent to the on-ramp to US 101. (See Continuation Sheet)

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

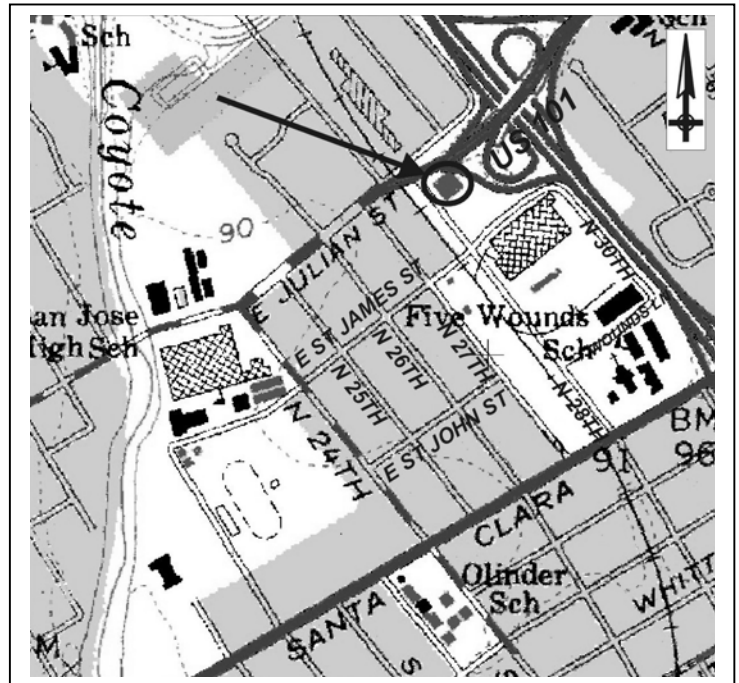
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Haines Cross Directory, (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

Located at the edge of downtown San Jose, 266 North 28<sup>th</sup> Street has access to both US 101 and Western Pacific Railroad line. The area was developed primarily in the late 1940s and 1950s for light industry. Local industries included San Jose Steel Company, Superior Blocks, Inc. (cement blocks), Glenwood Lumber Company, Lew Jones Construction Company and produce packing and canning plants.<sup>1</sup>

The industrial building at 266 North 28<sup>th</sup> Street was built in 1956 at the same time US 101 was being constructed. Bayshore Iron Company occupied the building from 1957 through the early 1960s. The company operated a scrap yard and fabrication shop. The building stood vacant in 1964 and was not listed in the city directory again until Ad-way Signs set up shop in 1968. The company, commercial sign fabricators, continues to do business at 266 North 28<sup>th</sup> Street today. Throughout the 1980s they shared space with other sign companies, such as Action Signs and Sign Way. Other industries, fencing and investment companies for instance, began renting space in the building in the 1990s. These include: Bay Valley Fence, Pac Security Fence Company, and Norcal Investments.<sup>2</sup>

The property at 266 North 28<sup>th</sup> Street does not appear to be associated with significant events in the economic development of East San Jose or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The industrial building does not embody distinctive architectural characteristics. It is a utilitarian industrial building made of corrugated steel similar to the buildings located at 170 and 77 North 28<sup>th</sup> Street, and does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the building at 266 North 28<sup>th</sup> Street retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Sanborn Map Company, San Jose (1884-1960).

<sup>2</sup> City Directories (1954-1971); Haines Cross Directory, (1975-1992).



Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-09

\*Recorded by C. Morris/K. Kennedy \*Date May 30, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** East side of the building, camera facing west, May 30, 2002.

P1. Other Identifier: 1350 East St. James 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1350 East St. James 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: 467-08-010

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

A large warehouse occupies the property at 1350 East St. James Street, housing a large moveable crane. It is accessed by East St. James Street, 28<sup>th</sup> Street and 30<sup>th</sup> Street. (**Photographs 1 and 2**) The steel frame building is three bays wide, topped by a corrugated metal gable roof at the center bay and shed roofs over the side bays. An entrance is centered on the north side of the building and is set with a single aluminum framed door flanked by two fixed lights and sheltered by a canvas awning. The door is approached by a concrete ramp. The main business entrance is located on the northeast corner of the building in a concrete block extension sided with stucco. The south side of the building is flush with an adjacent building to the south. A large metal rollup door, a sliding door, and a personnel door provide access to the west side. (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.)

P5b. Description of Photo: (View, date, accession #)  
Photograph 1, camera facing southeast,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1944, Building Permits

\*P7. Owner and Address:  
Honco Investment Company  
P. O. Box 547  
San Jose, CA 95106

\*P8. Recorded by: (Name, affiliation, address)  
C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: industrial B4. Present Use: industrial

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1944, 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.)

The property was previously inventoried and evaluated by Glory Anne Laffey of Archives and Architecture in July 1992. The survey concluded that the property located at 1350 East St. James Street did not appear to meet National Register criteria for eligibility, but potentially qualified for local listing (National Register Status Code 5S1). This property was revisited because the previous inventory is more than five years old. The building appears to be essentially unaltered since the previous inventory. The property at 1350 East St. James Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located on Lot 10 of the block defined by North 30<sup>th</sup> Street, Five Wounds Lane, North 28<sup>th</sup> Street, and East St. James Street. The block was developed as light industry during the late 1940s and 1950s. Businesses on the adjacent properties have included the Glenwood Lumber Company and Superior Blocks Incorporated (manufacturers of concrete blocks). The nearby Five Wounds Church and school is a focal point for the Portuguese community in San Jose. (See Continuation Sheet)

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

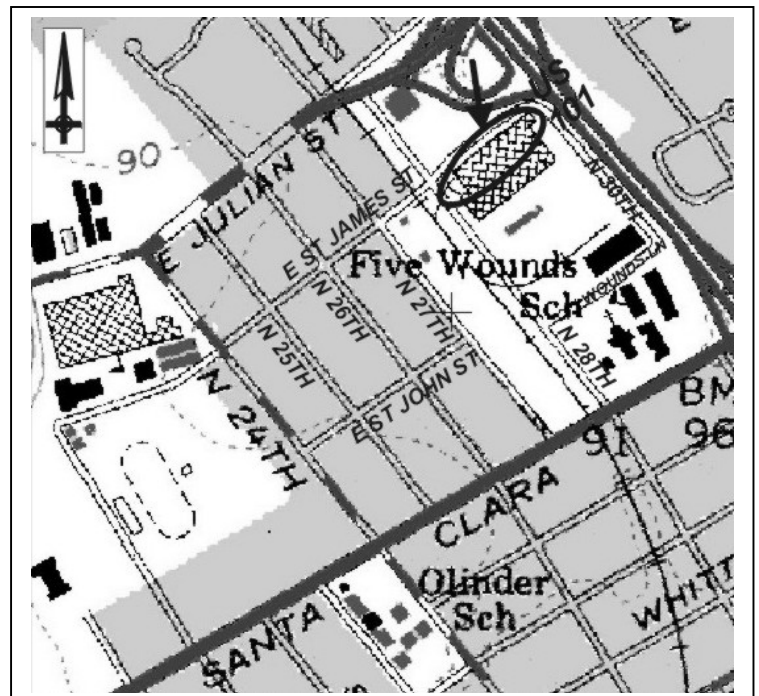
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: May 30, 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

Fenestration consists of bands of steel divided windows with awning style sashes that appear in the central bay and in the one-story side bays. (**Photograph 1**) The one-story addition (**Photograph 3**) features a flat parapet roof and has its entrance by an inset door, at 195 North 30<sup>th</sup> Street. A combination of fixed multi-light industrial metal and sliding aluminum frame sash windows are set in its north side. To the south of the office on the east side is a large metal rollup door.

### **B10. Significance (continued):**

The industrial building at 1350 East St. James was built in 1944 by the San Jose Steel Company. Before World War II the West Coast relied on steel products from eastern manufacturers. For the war effort, the government subsidized two major steel mills in the west: the Geneva plant, near Provo, Utah and the Fontana plant, near San Bernardino, California. The San Jose Steel Company started in the early 1930s on North 13<sup>th</sup> Street and moved first to 1344 The Alameda before settling on East St. James Street during the expansion of the industry in the western United States. The company manufactured steel sash, corrugated sheet iron, reinforcing steel, and other steel products. Along with the Joshua Hendy Iron Works in Sunnyvale, the San Jose Steel Company was one of the few heavy industrial-manufacturing plants in the county for a time, but the California steel industry remained uncompetitive and never fully met the demand for steel products on the West Coast. Because of the high costs of materials, shipping, and labor, as well as competition from the more efficient foreign manufactures, many steel mills and manufactures closed during the 1970s and 1980s. The San Jose Steel Company remained at 1350 East St. James Street until the 1980s, and the Monarch Truck Company now occupies the building.<sup>1</sup>

The property at 1350 East St. James Street does not appear to be importantly associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The metal products manufacturer that operated here for about forty years does not appear to have been especially important within the history of heavy industry, nor does the business appear to have made significant contributions to the industry. The industrial building does not embody distinctive architectural characteristics and is a simple utilitarian plant that does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). Although the building at 1350 East St. James Street generally retains historic integrity, the property lacks historical and architectural significance, and therefore does not appear to meet the criteria for listing in the National Register. Furthermore, 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 it does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Glory Ann Laffey, Historic Resources Inventory Form, San Jose Steel Company, for the City of San Jose Inventory Update Phase II, July 29, 1992; Regional Planning Studio Department of City and Regional Planning College of Architecture, University of California, Berkeley, *A Prototype Industrial Policy Study of the California Steel Industry Prepared for the Senate Office of Research* (Sacramento, CA: Senate Office of Research, 1983), 37- 45; and Alfred G. Norris, "Preliminary Draft for Committee Review: Postwar Prospects of Western Steel Industries," June 1945.

**Photographs (continued):**



**Photograph 2.** Camera facing north, May 30, 2002.




**Photograph 3.** 30<sup>th</sup> Street business entrance, camera facing southwest, May 30, 2002.

P1. Other Identifier: 170 North 28<sup>th</sup> 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 170 North 28<sup>th</sup> 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: 467-08-011

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

A series of industrial buildings located at 170 North 28<sup>th</sup> Street is currently inhabited by Security Contractor Services, a fence manufacturer. The first building is a small wood frame office on a concrete foundation facing North 28<sup>th</sup> Street. A shallow shed style roof tops the building and vertical groove wood siding sheathes the walls (**Photograph 1**). The north side has a shed roof extension and fenestration consists of a mixture of wood frame and aluminum sliding windows, with a flush wood door facing west on the south corner of the building. The second building, shown in **Photographs 1** and **2**, lies east of the office. It is rectangular in shape, and topped by a side gable roof. Divided steel windows pierce the walls, which are sheathed with corrugated steel panels. Two rollup doors provide entry on the south side. (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.)

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

Photograph 1, camera facing east,  
May 30, 2002

\*P6. **Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
ca. 1950, San Jose Building permits

\*P7. **Owner and Address:**  
Tai Y. & Mingchia C. Chung  
83 South 24<sup>th</sup> Street  
San Jose, CA 95116

\*P8. **Recorded by:** (Name, affiliation, address)  
C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. **Date Recorded:** May 30, 2002

\*P10. **Survey Type:** (Describe)  
Intensive



\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Security Contractor Services, Incorporated

B3. Original Use: industry B4. Present Use: industry

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) ca.1950; 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.)

The property at 170 North 28<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located between the freeway and outskirts of downtown San Jose. The block is defined by North 28<sup>th</sup> Street, East Saint James Street, North 30<sup>th</sup> Street and Five Wounds Lane. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. Incorporated in 1906, East San Jose had already developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences present in the area. (See Continuation Sheet)

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

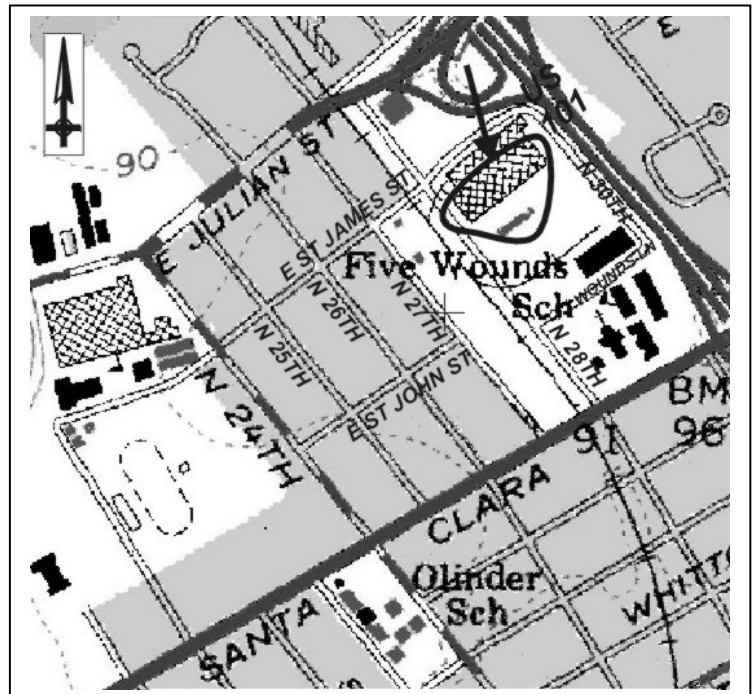
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); Caltrans, US101 County / Route File, Transportation Library, Sacramento, negative 1894, 10/4/50 and negative 2121-6, May 1951.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

A one-story flat roofed extension is attached to the east end, and under the west gable peak are the letters "SCS." The third building, pictured in **Photograph 3**, sits south of the other buildings. Resting on a concrete foundation, the steel frame building is topped by a shed roof, with an awning along the north side. Corrugated steel siding sheaths the sides of the building and the flat roof extension on the west end. The main building is open on the north side, while the extension features two flush corrugated steel entry doors, as well as fixed wood frame and aluminum sliding windows.

### **B10. Significance (continued):**

By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose, and successfully had the town annexed to the city in elections that year.<sup>1</sup> Industrial in nature, the area surrounding 170 North 28<sup>th</sup> Street was slower to develop than the nearby residential neighborhood. The Western Pacific Railroad had lines running between North 27<sup>th</sup> Street and North 28<sup>th</sup> Street providing convenient transportation of materials and goods. Local industries on these streets included produce packing and canning plants and a lumberyard, as well as heavier industries introduced in the 1950s and 1960s, such as metal fabricators and concrete block manufacturers.

The office building at 170 North 28<sup>th</sup> Street was built circa 1950 and the first occupant was Lew Jones Construction Company. Lew Jones owned a local construction company that operated for over 40 years, but was not located at this property for more than a few years. The location on North 28<sup>th</sup> Street was probably used during the company's contribution to the construction of the adjacent freeway. During the period Lew Jones occupied the buildings, it appears that the property was also used by San Jose Steel Company for storage and parking. The steel company continued to use the property through 1976. Tai Y. and Mingchia C. Chung purchased the property in 2001. Currently, the industrial site houses Security Contractor Services, Incorporated, a manufacturer of temporary fences since 1970.<sup>2</sup>

The property at 170 North 28<sup>th</sup> Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The buildings do not embody distinctive architectural characteristics and are simple utilitarian industrial buildings that do not appear to be important for their type, period, or method of construction. The property does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the buildings at 170 North 28<sup>th</sup> Street generally retain historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, December 1, 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury*, September 13, 1980.

<sup>2</sup> B.W. Booker, "Freeways in District IV" *California Highways and Public Works*, May/April 1957, pages 1-20; Caltrans, US101 County / Route File, Transportation Library, Sacramento, negative 1894, 10/4/50 and negative 2121-6, May 1951; Blue Book Profile of Security Contractor Services, Incorporated accessed July 8, 2002 on line at [www.thebluebook.com](http://www.thebluebook.com).



**Photographs (continued):**



**Photograph 2.** Second building, camera facing east, May 30, 2002.



**Photograph 3.** Third building, camera facing southeast, May 30, 2002.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

P1. Other Identifier: 129 North 30<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 129 North 30<sup>th</sup> 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: 467-08-004

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

This 2.32-acre parcel contains the Mission Concrete Works with three buildings located on the parcel. The office building sits on the eastern parcel line and is one story in height (**Photograph 1**). This building does not appear to be historic and was either brought to the site or constructed on site after 1961. Located behind this office building is a modern modular building. It also does not appear to be historic. The third building (**Photograph 2**), located on the west side of the parcel, appears to have been constructed circa 1940. It is a concrete block, partially open-sided shed that serves as covered workspace and storage for the machinery used to make concrete. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial Property

\*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, October 3, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1940, County Assessor's record and Sanborn Fire Insurance Maps.

\*P7. Owner and Address:

Honco Investments Co.

PO Box 547

San Jose, CA 95106

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

Amanda Blosser

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: October 3, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: Mission Concrete Works

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

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1940, 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 does not appear to be eligible for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The Mission Concrete Works is located on the west side of the Bayshore Highway north of the Five Wounds Church (Map Reference #10-14). This block, developed by light industrial buildings during the late 1940s and 1950s, was dominated by San Jose Steel Company and the Glenwood Lumber Company. This parcel was developed as a producer of Superior Blocks Incorporated, manufacturers of concrete blocks, and by the late 1950s, the concrete works and adjacent shed were present on the site. The company still operates as a manufacturer of concrete products. (See Continuation Sheet)

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

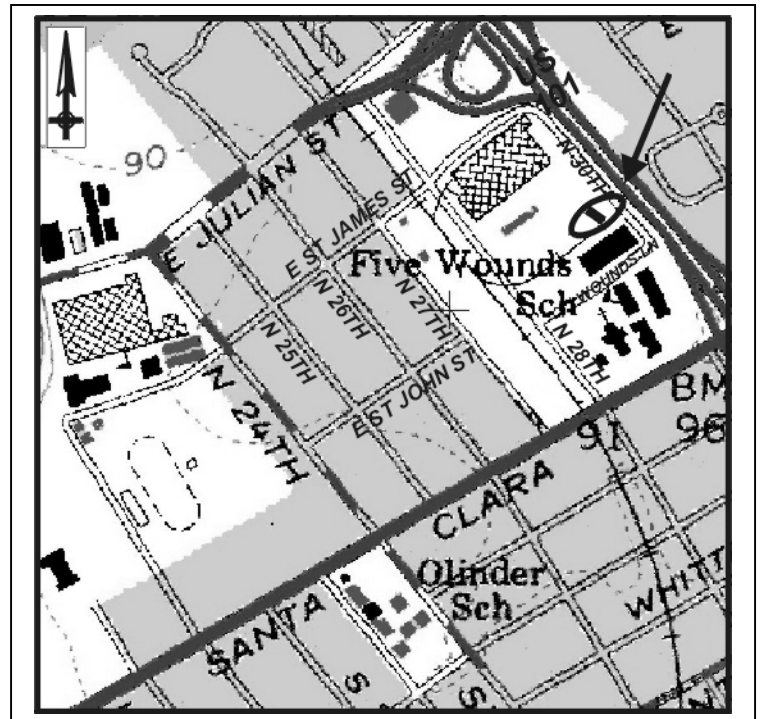
\*B12. References: Sanborn Map Company, San Jose (1884-1950) Santa Clara (1884), City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978), Caltrans Oblique Aerials Number 1894, October 4, 1950.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: October 4, 2002

(This space reserved for official comments.)



**P3a. Description (continued):**

This shed is one story in height with a flat corrugated metal roof, and portions of the building are built of concrete block. The lower portion of the building is open. A fourth building, located on the northern edge of the parcel, is also an open sided shelter with a corrugated metal shed roof supported by wooden posts (**Photograph 3**).

**B10. Significance (continued):**

The property at 129 North 30<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history or to the concrete industry (Criterion B). This commercial building does not appear to be a significant example of a period, type, or method of construction. The design of this building appears to be a response to its function and has very little architectural merit. It also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C), nor has it yielded or is it likely to yield, important information for history (Criterion D). Although the building at 129 North 30<sup>th</sup> Street generally retains historic integrity, the property lacks historical and architectural significance. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Historic concrete works, camera facing southeast, October 3, 2002.



**Photograph 3.** Modern shed, camera facing northwest, October 4, 2002.

P1. Other Identifier: 87 North 30<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 87 North 30<sup>th</sup> 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: 467-08-005

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

Della Maggiore Stone currently occupies the 1.5-story reinforced concrete building located at 87 North 30<sup>th</sup> Street. Stucco sheaths the board formed concrete building, which has a generally rectangular footprint and is topped by a flat parapet roof. Fronting North 30<sup>th</sup> Street, a central tower with a decorative vertical inset rises a story above the east side of the building. Below the tower is the main entrance, which consists of an inset door flanked by plate glass windows and a large transom. A wood frame hood shelters the tile porch that leads to the entry. Fenestration includes bands of multi-light industrial metal sash with awning openings on the east wall. The south side of the building features a loading dock with eight large rolling doors and a concrete ramp. Four of the doors are sheltered under a shed style awning, with more steel awning sash windows above. The north wall also features a concrete loading dock with a rollup garage door and bands of steel frame windows.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial 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,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1950, Building Permit #30525

\*P7. Owner and Address:

Joan Richard & Della Maggiore

14375 Columbet Ave.

San Martin, CA 95046

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

C. McMorris/K. Kennedy,

JRP Historical Consulting Services,

1490 Drew Ave, Suite 110,

Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Della Maggiore Stone, Inc

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

\*B5. Architectural Style: International Style

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1950, 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.)

The property at 87 North 30<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located along the west side of the Bayshore Highway near the Five Wounds Church, on Lot 5 of the block defined by North 30<sup>th</sup> Street, Five Wounds Lane, North 28<sup>th</sup> Street, and East St. James Street. The block was developed as light industry during the late 1940s and 1950s. Businesses on the adjacent properties have included the San Jose Steel Company, Glenwood Lumber Company and Superior Blocks Incorporated (manufacturers of concrete blocks). The nearby Five Wounds Church and school are the heart of the San Jose Portuguese community. (See Continuation Sheet)

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

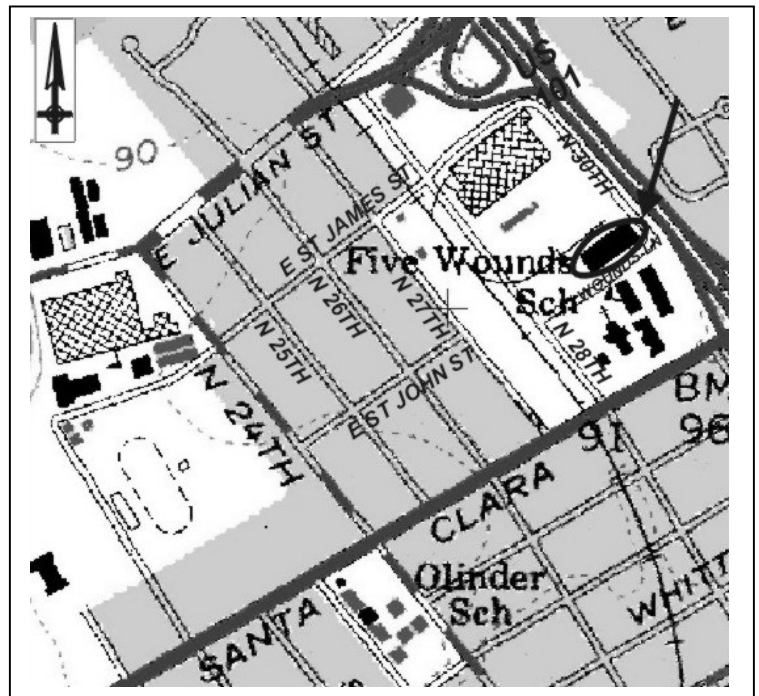
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

The commercial building at 87 North 30<sup>th</sup> Street was built in 1950 for J.J. Morella, owner of the J. J. Morella Company, which occupied the building from 1951 to 1965. Morella began as a grocery wholesaler and moved to beer distribution in 1960. The county used the front of the building as a purchasing department from at least 1961 through 1970. Various occupants followed the county until 1993 when the current owners Joan Richard and Della Maggiore bought the property for Della Maggiore Stone, Inc., makers of stone countertops, fireplaces, and other architectural details.<sup>1</sup>

The property at 87 North 30<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The commercial building does not embody distinctive architectural characteristics. The building is an International Style commercial warehouse with subtle embellishment and does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C), nor has it yielded or will likely yield, important information for history (Criterion D). Although the building at 87 North 30<sup>th</sup> Street retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Building Permit # 30525, April 20, 1950; City Directories, 1940-1970; Sanborn Maps, 1950 and 1961; Glory Anne Laffey, 7/28/92 Inventory Update Phase II, Survey reference # 279.



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

Primary # P-43-001417  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 9

Resource Name or #: (assigned by recorder) Five Wounds Church and I.E.S.

P1. Other Identifier: Church of the Five Wounds **JRP Map Reference #10-14** Ref. No. 42  
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; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M. \_\_\_\_\_  
c. Address 1375-1401 East Santa Clara Street City San Jose Zip \_\_\_\_\_  
d. UTM: Zone 10; \_\_\_\_\_ mE / \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-08-060 (467-08-007, -009) Church Complex  
467-08-014 I.E.S. Complex

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

This complex of related buildings is prominently sited on the north side of East Santa Clara Street near its intersection with Highway 101. The large site (composed of three separate parcels) is bounded on the south by East Santa Clara Street, on the west by North 28<sup>th</sup> Street, on the north by Five Wounds Lane, and on the east by Highway 101.

The church is the principal building in an ecclesiastical complex that includes a rectory, convent, and school. The buildings (except the school) face south to East Santa Clara Street, with deep setbacks. The church, at the center of the group, is bordered on the west by the rectory and on the east by the convent; the school is situated behind the convent. The church is encompassed by concrete pavement, including a broad front plaza landscaped with planters and palms. Palms are also planted along the sides of the church. Picnic tables and shrubs adjoin the apse. The rectory is set in the midst of a manicured lawn with magnolia trees, evergreens, flowering shrubs, and hedges. The convent has a manicured front lawn bordered by a low stone wall. The school is set in a fenced and paved yard. A large asphalt parking lot enclosed by a stuccoed fence extends across the rear of the site behind the church and rectory. A concrete-block wall separates the church complex from the I.E.S. compound to the east. These three buildings—a chapel (toward the front of the parcel), a meeting hall with attached dining facility (at the center), and a janitor's residence (at the rear)—are set back from East Santa Clara Street in a paved lot with parking spaces at the front. (see continuation sheet)

**P3b. Resource Attributes:**  HP16—Religious Building,  HP15—Educational Building,  HP13—Community Center/Social Hall

**P4. Resources present:**  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:  
Church, view from SE

**P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
Church 1916-1919/1961, Rectory 1949-1950,  
Kitchen 1947-1948, School 1958,  
Convent 1957/1958, Chapel 1914,  
I.E.S. Old Hall/Janitor's Residence 1914,  
I.E.S. Hall & Kitchen 1947/1948,  
Wall of Shame ca. 1960

**P7. Owner and Address**  
Roman Catholic Welfare Corp. of San Jose  
1375 E. Santa Clara St.  
San Jose, CA 95116  
(see continuation sheet)

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

Ward Hill and Woodruff Minor, Architectural  
Historians and Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

**JRP Map Reference #10-14** NRHP Status Code \_\_\_\_\_

Page 2 of 9 Resource Name or #: (assigned by recorder) Five Wounds Church and I.E.S.

- B1. Historic Name: Five Wounds Church and Rectory  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Church/Residence/School/Social Hall B4. Present Use: Church/Residence/School/Social Hall  
 B5. Architectural Style: Portuguese Baroque Revival (Church), Spanish Colonial Revival (Rectory)  
 B6. Construction History: (Construction date, alterations, and date of alterations)

The three I.E.S. buildings (including the original Chapel) have a low level of historic integrity because they have been extensively altered and rebuilt with new materials. The Five Wounds Church, Rectory and School/Convent retain a high level of historic integrity. None of the three Five Wounds buildings appears to have any major alterations (including the interior of the Church). See discussions for individual buildings under P3a and B10.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: John Foley (church); Roy Watson (school); Roy Watson? (convent) ; Vincent Bucaley, San Francisco (rectory)

B9b. Builder: V. J. Sunzeri (rectory); W. J. Nicholas Co. (school and convent)

B10. Significance: Theme Portuguese Community/Religious Architecture Area 467-08-060 (467-08-009)

Period of Significance 1918-1950 (Church and Rectory); 1918 (Church) Property Type Religious Complex

Applicable Criteria A/1 (Church and Rectory); C/3 (Church)

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

**Five Wounds Church (1375 East Santa Clara Street, APN 467-08-060 [-009])**

The Five Wounds Church corner stone was laid on October 21, 1916. The church replaced the small chapel (*Imperio*), built by members of the local Portuguese community in 1914. The Five Wounds Portuguese National Church was founded on November 12, 1914 at the request of Msgr. Ribeiro and the land was purchased from Manuel Teixeira de Freitas. Freitas also donated generously loaned and donated money for the construction and furnishing of the church. The Holy Cross Church in Braga, Portugal served as the inspiration for San Francisco architect John J. Foley's design. Wood for the building was bought for \$3,000 from the Portuguese Pavillion at the Panama Pacific World Fair in San Francisco. It was brought down the El Camino Real in carts by members of the local Portuguese community. The cost of the church was approximately \$90,000. Father Luigi Sciocchetti, painted the ceilings of Five Wounds. His work is also in St. Joseph's Cathedral. The altars and confessionals were designed and executed by Carl Bersch of Oakland. The statuary was imported from shops in Teixoira Franzers, Rua Do Sorto, Braga, Portugal. The baptismal font was purchased in Chicago. The completion of the church was delayed due to inflated prices during World War I. On June 29, 1918, the first mass was celebrated in the new unfinished church. The new church was dedicated on July 12, 1919 by Archbishop Edward J. Hanna. The parish was a national parish, which were traditionally created in order for the Church to aid new immigrants to the area. Originally, established by the Portuguese community, the church now is multi-cultural, serving the Hispanic, Filipino, and Vietnamese communities.

(see continuation sheet)

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

**B12. References:**

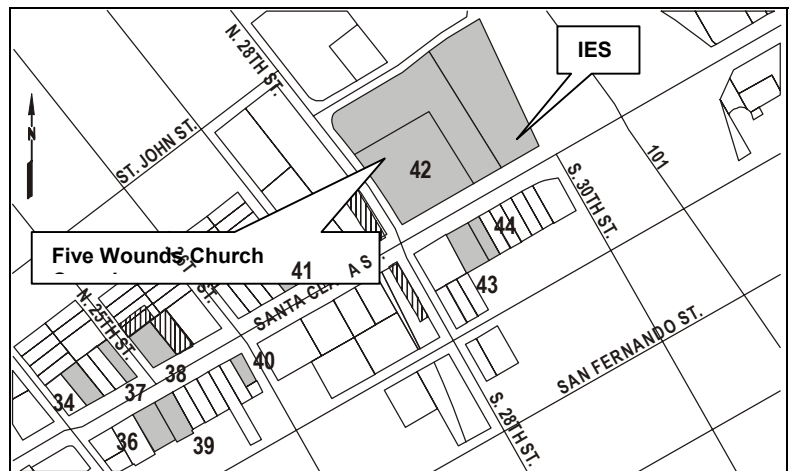
(see continuation sheet)

**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)



Page 3 of 9

Resource Name or #: (assigned by recorder) Five Wounds Church and I.E.S.

Recorded by Ward Hill  
Update

Date: June 2002  Continuation

**P3a. continued**

**JRP Map Reference #10-14**

***Five Wounds Church (1375 East Santa Clara)***

Five Wounds Catholic Church, erected in 1916–19, is the largest building on the composite site. The wood-frame structure has a reinforced-concrete foundation and exterior sheathing of stucco. Roofs have narrow eaves and are clad in composition material. The church has a cruciform plan composed of high gabled wings projecting to the front (nave), rear (chancel-apse), and sides (transepts). The nave is five bays long; the chancel-apse, three bays long; the transepts, two bays long. Low shed-roofed extensions containing side aisles and shrines flank the front and rear wings. Doric pilasters at each corner of the building rise to the height of the frieze, which is demarcated by cornice moldings that also limn the four gables. Narrower pilasters articulate window bays on each wing. Each gable has a cross finial, and each side and rear gable has a louvered round attic vent. The church contains approximately 50 stained glass windows of varying shapes and sizes. The building's overall composition and Renaissance-Baroque ornament are derived from a common Catholic church type dating back to St. Peter's Basilica in Rome.

The symmetrical front of the church consists of two square bell towers flanking a gabled central section incorporating a tripartite entry and a round-arched organ-loft window. Each tower has two quatrefoil windows on the front—one on each story—and a single upper-level quatrefoil window on the side. These windows have richly floral plaster surrounds. The entry contains three doorways with paneled wood double doors with transoms. Four fluted Doric pilasters (half-columns) and a Doric cornice enframe the entry. This pseudo-peristyle is surmounted by four flat and fluted Ionic pilasters with a denticulated cornice incorporating a central arch for the loft window—a Palladian composition. Each tower is capped by an open belfry adorned with smooth Doric pilasters at the corners and four courses of cornice molding culminating in a metal-clad dome with pagoda-like finial and cross. The shed-roofed sections along the sides of the church are lined with stepped-arch windows (a total of 14) echoed by smaller clerestory windows (a total of 12) beneath the frieze. Each transept contains two quatrefoil and four clerestory windows on the sides and a single large quatrefoil window on the end. (Each transept also incorporates a doorway). The rear elevation presents a planar view of the high central gable and flanking shed roofs, with a small shed-roofed extension at the base of the wall, containing two doorways and a band of arched, clear-glass windows. The exterior appears to be intact except for addition of metal railing to the front stairs, a ramp at the east transept doorway, and a tile-roofed open porch at the west transept doorway.

The interior is finished in plaster with wood trim. The walls of the entry hall (narthex) are adorned with bas-relief medallions depicting men from Portuguese history. Adjoining the narthex are restrooms and a stairway to the organ loft. Three double doors lead into the richly adorned sanctuary, which is crowned with high barrel vaults over the nave, chancel, and transepts and with a groin vault where the nave and transepts meet. Groin vaults also cap the lower side aisles. Heavy wood arches articulate these ceilings at regular intervals, and the painted half-dome ceiling of the apse is ribbed with wood. Round-arched arcades with Composite columns separate the central aisle pews from the side aisle pews; higher, square columns with Composite capitals extend along the transepts and chancel; and an arcade with columns borders the apse. A cornice with frieze wraps around the sanctuary, with more elaborate molding in the chancel and apse. Elaborate shrines and altars of marbelized wood are set into the transepts and chancel, and the entry is flanked by a chapel and grotto. All wood in the sanctuary is painted except for the following dark-stained elements: the surround of the tripartite entry, with bracketed cornice and broken pediment; the elevated pulpit and canopy by the chancel; and the pews. Chandeliers are suspended from chains in the arcades, and each archway frames a window bay surmounted by a clerestory window set into a ceiling niche. The windows depict Jesus, Mary, other biblical figures, and saints. The interior appears unaltered, though some features (e.g., grotto and shrines) may have been added.

***Five Wounds Rectory (1375 East Santa Clara Street)***

The rectory, built in 1949–50, serves as the priests' residence and church offices. The wood-frame structure is sheathed in stucco. The U-plan building consists of a two-story, hip-roofed residential block on the east, with a gabled one-story office wing and a hip-roofed garage wing on the west. The shed-roofed entry porch, clad in flagstone, overlaps the residential and office wings. Steel-sash casement windows with stuccoed sills are set into the walls. There is along access ramp on the building's east side and a walled play yard and garden on the west. The exterior appears to be unaltered. The interior was not inspected.

***Five Wounds School (1391 East Santa Clara Street)***

The school, built in 1958, is a one-story, wood-frame, stucco-clad structure with a long rectangular plan, a shallow-pitch gable roof, bands of aluminum-sash windows, and hollow-core doors with transoms. The exterior appears unaltered. The interior was not inspected.

***Five Wounds Convent (1395 East Santa Clara Street)***

The convent was built in 1957–58 for nuns who taught at the school and now serves as a preschool/day-care center. The one-story, wood-frame structure has stuccoed walls, aluminum windows, red-tile roofs, and sandstone façade veneer. The gabled front section and hip-roofed, U-plan rear section are built around courtyards. A walled play area adjoins on the east. The exterior appears unaltered. The interior was not inspected.

***I.E.S. Chapel (Imperio) (1401 East Santa Clara Street)***

I.E.S. Chapel, first built in 1914, is a small, one-story, wood-frame structure with a rectangular plan and a red-tile gable roof. Walls are sheathed in stucco, with corner quoins, and windows have stuccoed surrounds and vinyl sash. The entry is recessed into the center of the façade, surmounted by a subsidiary gable. The exterior has been extensively altered by the application of new materials and trim. The interior was not inspected.

***I.E.S. Serving Hall/Kitchen/Ballroom (1401 East Santa Clara Street)***

I.E.S. Serving Hall and Kitchen, built in 1947–48, is a one-story, wood-frame structure with a rectangular plan and a gable roof surmounted by multiple air-conditioning units. Corners are quoined, and small aluminum windows are set into the west wall. The interior consists of a large hall with stage and rear kitchen. Original elements include the plaster walls, arches to either side of the stage, wainscoting, door and window moldings, and a maple floor. The building has been extensively altered. The resurfaced exterior is dominated by the modern, two-story I.E.S. Hall to which it is attached. The interior has a lowered acoustic-tile ceiling and new infill panels in the wainscot.

## CONTINUATION SHEET

## P3a. continued

## JRP Map Reference #10-14

**Old I.E.S. Hall/Gymnasium/Janitor's Building** (1401½ East Santa Clara Street)

Old I.E.S. Hall/Janitor's Residence, built in 1914, is a small wood-frame structure with rectangular plan and gable roof. It has been extensively altered by applying stucco to the exterior, reconfiguring the entry and windows, and adding aluminum sash. The interior was not inspected.

**Wall of Shame (o Mura DA Virginia)** (1401½ East Santa Clara Street)

A concrete-block wall was constructed between the Five Wounds Complex and the I.E.S. property by the church pastor in the early 1960s.

## P7. continued

Irmandade Do Espirito Santo, 1401 E. Santa Clara St., San Jose, CA 95116

## B10. Continued

**Five Wounds Rectory** (1375 East Santa Clara Street, APN 467-08-060 [-009])

The Parish Rectory for the Church of Five Wounds was finished in 1950. The architect for the building was Vincent Bucaley of San Francisco, the contractor was local builder, V. J. Sunzeri, and the estimated cost of the building was \$52,500.

**Five Wounds School** (1391 East Santa Clara Street, APN 467-08-007)

Construction for Five Wounds School began on December 10, 1957 when permits were taken out to build the foundations for both the Five Wounds School and Convent. Roy Watson was the architect, and the builder was W. J. Nicholas Co. The work commenced on the \$84,000 classroom project after February 3, 1958. The eight-grade parochial school, located to the rear of the new convent, opened in September 1959. By 1990, the school was conducted in three languages, Portuguese, Spanish and English.

**Five Wounds Convent** (1395 East Santa Clara Street, APN 467-08-007)

Construction for Five Wounds Convent began on December 10, 1957 when permits were taken out to build the foundations for both the Five Wounds School and Convent. As with the school, Roy Watson may have been the architect, and the builder was W. J. Nicholas Co. The work commenced on the \$63,000 convent project after February 3, 1958. A photograph of the nearly finished building ran in the March 27, 1958 *San Jose Mercury*.

**I.E.S. Chapel (Imperio)** (1401 East Santa Clara Street, APN 467-08-014)

The original Chapel (or *Imperio*) was constructed in 1914 by the Holy Ghost society and was the first chapel in San Jose dedicated to the celebration of the Holy Spirit by the Portuguese members of the parish. Two building permits were taken out in 1914 by the Santa Christa Church. One in May was for a frame one-story building, valued at \$1,000. This was probably the chapel. Built on land purchased from Manuel Teixeira de Freitas on November 16, 1913, the building had been blessed by June 15, 1914; and in November 1915, the first mass was conducted in the chapel. The chapel was used for religious ceremonies until June 29, 1918 when the first mass was celebrated in the new unfinished church. After completion of the new church, the *Imperio* was used for *festas*, catechism classes, and choir practice. In June 1921, a music stand was built adjacent to the chapel. The building would eventually be flanked by two bandstands, neither of which remains extant today. In 1948, Lester Rose, a retired carpenter and general contractor, renovated the old chapel, adding trusses, corner quoins, and a new roof. The old chapel stood on its original location until sometime between the late 1950s and 1961 when the chapel was renovated and rotated to its present location, facing the church to the west. The chapel was once again renovated between 1991 and 1994 when the new I.E.S. hall was constructed, replacing the 1921 two-story structure, which was destroyed by fire in 1992.

**I.E.S./Serving Hall/Kitchen/Ballroom** (1401 East Santa Clara Street, APN 467-08-014)

The I.E.S. serving hall with a stage on the north end was constructed as an addition to the two-story 1921 I.E.S. hall in 1948. Although it would eventually be used as a ballroom, it was called a "serving hall" because city would not permit another "dance hall," as one already existed on the top floor of the 1921 I.E.S. hall. A kitchen had been constructed to the rear of the old one-story I.E.S. hall that had been located to the rear of the 1921 hall. As part of 1948 project, the old I.E.S. hall was relocated to its present site off the northwest corner of the one-story dining hall. In the 1950s, a breezeway that was between the new serving hall and the kitchen was enclosed and a bar was added. On August 26, 1992, the 1921 I.E.S. hall was destroyed by fire. Between 1991 and 1994, the hall was rebuilt, and chapel, kitchen, and bathrooms renovated.

**Old I.E.S. Hall/Gymnasium/Janitor's Residence** (1401½ East Santa Clara Street, APN 467-08-014)

In 1914, two building permits were taken by the Santa Christa Church. The one in May was probably for the chapel (*Imperio*). The other was taken out in November for a one-story building, valued at \$400. This no doubt was the hall that was constructed to the rear of the chapel. Both buildings are shown on the 1915 Sanborn Map of the area. The hall was built by the newly organized *Irmandade do Espirito Santo do Leste de San Jose* (IES), a Holy Ghost society located at 1401 East Santa Clara Street. The small hall served the needs of I.E.S. until 1921 when a new two-story hall was constructed in front of the old building. The small original building then served many purposes, including as a gymnasium, until the construction of the large dining room addition off the back of the two-story hall in 1947. The old hall was then moved to its current location at the northeast corner of the property and remodeled for use as janitor's living quarters. Some sources speculate that this building is the original *Imperio*, but Sanborn Maps support the supposition it is the original I.E.S. Hall of 1914.

**B10. Continued**

**JRP Map Reference #10-14**

**Wall of Shame (o Mura DA Virginia) (1401½ East Santa Clara Street, APN 467-08-014)**

In the late 1950s or early 1960s, the pastor of Five Wounds Church, Fr. Mario Cornier, attempted to take control of the I.E.S. property by initiating legal proceedings. The act was vehemently opposed by the membership of IES. The takeover failed, but as a result Fr. Cordeiro erected a stone wall between the two properties, supposedly to protect the school children in the new school that had opened in 1959. The wall is remembered by many of the older members of the parish as the Wall of Shame (*o muro da vergonha*). In spite of this brief altercation between the church and the I.E.S. membership, the two have been good neighbors and have supported each other's events.

*Evaluation*

This complex of six buildings (the school and convent are essentially joined as one building) includes the three buildings in the Five Wounds Church Complex and three I.E.S. buildings. The Five Wounds Church, Rectory and School/Convent retain a high level of historic integrity. None of the three Five Wounds buildings appears to have any major alterations (including the interior of the Church). The three I.E.S. buildings (including the original Five Wounds Chapel) have a low level of historic integrity because they have been extensively altered and rebuilt with new materials.

The Five Wounds Church is a major architectural monument in East San Jose and one of the most exceptional church designs in the area. The Church itself is probably the only Portuguese Baroque Revival Church in the Bay Area. The Church is a "City Landmark" (HS 92-63). It also appears on the Santa Clara County Inventory (1975, 1979). As an exceptional church design in San Jose, the Five Wounds Church appears to be eligible for the National Register under Criterion C or the California Register under Criterion 3. The period of significance is the church's construction date, 1918.

The Rectory is a handsome Spanish Colonial Revival design, but it does not appear to be sufficiently exceptional to be individually eligible under Criterion C or Criterion 3.

Given the significance of the Church as a central institution in the history of San Jose's Portuguese community, both the Church and the Rectory appear to be eligible under Criterion A or Criterion 1 because of their association with themes of historical or cultural significance. The potential eligibility of the Church and Rectory under Criterion A is consistent with National Register Criteria Consideration A relating to religious properties (*National Register Bulletin 15: 26*). The period of significance for the eligibility of the Church and Rectory under Criterion A and Criterion 1 is 1918 to 1950. The area of potential eligibility is the assessor parcel (APN 467-08-060 [-009]).

Constructed in 1957, the Convent/School may become eligible (with the adjacent Church buildings) for the National and California Register under Criterion A when it is over 50 years old. The Convent/School does not appear to meet the criteria of exceptional significance for historic resources less than 50 years old.

The three I.E.S. buildings do not appear to be eligible for the National or California Register because they have been extensively altered and rebuilt with new materials, thus their historic integrity has been compromised. The concrete-block "Wall of Shame" is less than 50 years old and does not contribute to the significance of the property.

**B12. References**

**1. General Sources**

J. J. Foley, Plans for Church of the Five Wounds, c1916. On file at History San Jose Archives.  
T. P. Goulart, Project Coordinator, *The Holy Ghost Festas, A Historic Perspective of the Portuguese in California*, 2002.  
J. Kovar, Historic Resources Inventory Form, Five Wounds Church, 1992.  
Portuguese Imperio, Volunteer Training Manual, History San Jose, 3/4/2002.

**2. Public Records and Maps**

San Jose Building Permit #2144, 5/1/1914; #2297, 11/20/1914, #142, 2/16/1921. (IES Hall)  
San Jose Building Permit #2144, 5/1/1914; #2297, 11/20/1914; #356, 6/1/1921. (chapel)  
San Jose Building Permit #4451, 11/10/1947. (serving hall)  
San Jose Building Permit #8925, 10/4/1949. (rectory)  
San Jose Building Permit #27298, 12/10/1957; #27581, 2/3/1958. (school)  
San Jose Building Permit #27298, 12/10/1957; #27582, 2/3/1958. (convent)  
San Jose Sanborn Fire Insurance Maps, 1915-1961.

**3. Newspapers and Magazines**

*San Jose Mercury Herald*, Handsome Church of Five Wounds Being Erected in East San Jose, 9/27/1916.  
*San Jose Mercury Herald*, Portuguese Dedication Planned, May 23, 1919.  
*San Jose Mercury Herald*, Archbishop Edward J. Hanna Will Dedicate Church Today, 7/13/1919.  
*San Jose Mercury*, School Starters, 11/8/1957.  
*San Jose Mercury*, Old and New, 3/27/1958.  
R. Ward, Five Wounds Parish Celebrates 75 Years of Service to Immigrants, *The Valley Catholic*, December 1990.

**4. Interviews**

G. A. Goss, personal communication with C. Duval, 2002.

P5. Photos

**JRP Map Reference #10-14**



Five Wounds Church, rear, view from NW



Five Wounds Rectory, view from SW

P5. Photos

**JRP Map Reference #10-14**



Five Wounds Convent and School, view from SW



IES Serving Hall, view from SE

P5. Photo

**JRP Map Reference #10-14**



IES Chapel, view from NW



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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

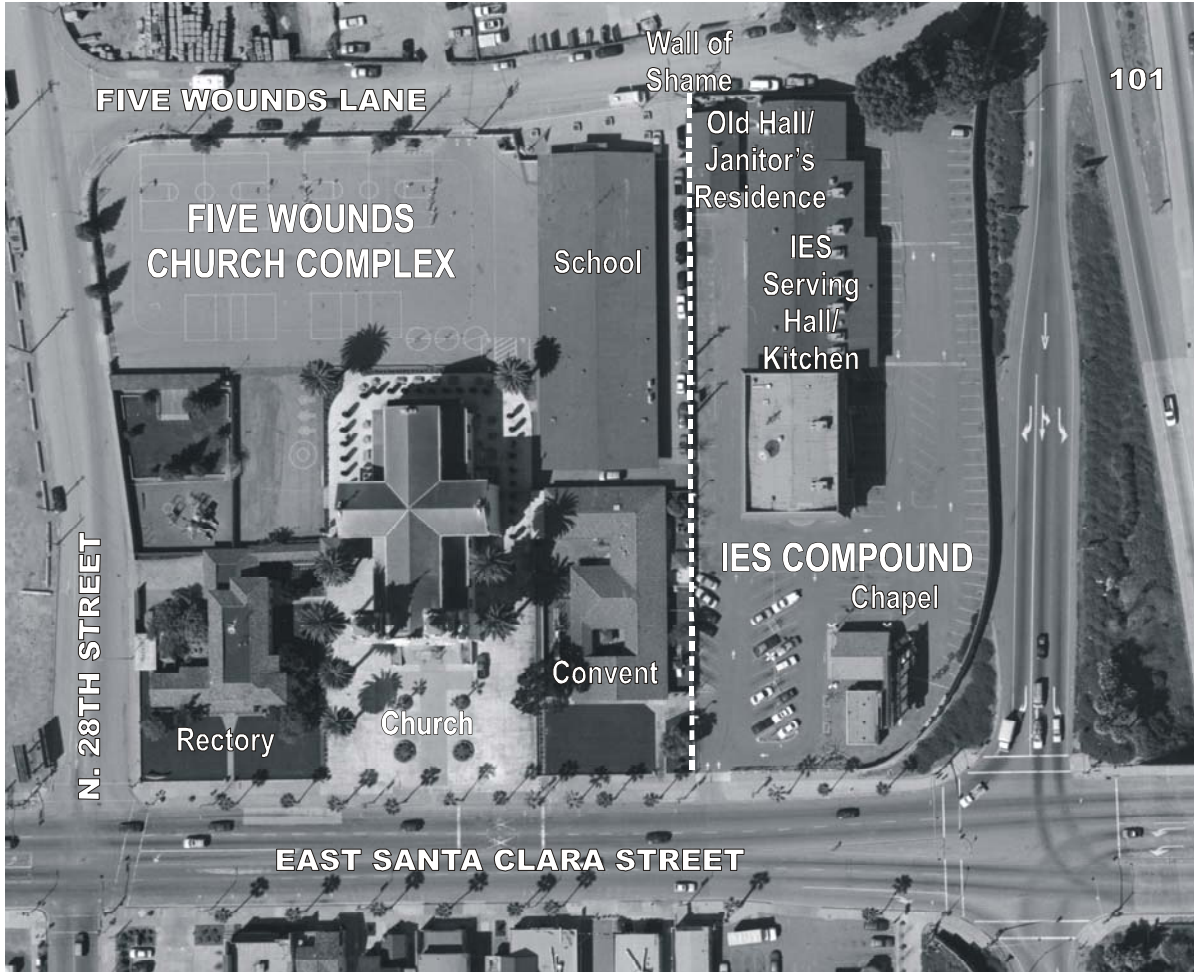
Trinomial \_\_\_\_\_

Page 9 of 9

Resource Name or #: (assigned by recorder) Five Wounds Church and I.E.S.

Recorded by Ward Hill  
Update

Date: June 2002  Continuation



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

P1. Other Identifier: 262-270 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 262-270 North 27<sup>th</sup> 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: 467-07-040, 467-07-041, 467-07-056

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

The property located at 262-270 North 27<sup>th</sup> Street contains a one-story commercial building that spans two separate parcels (APN 467-07-040 and -041. APN 467-07-056 appears to be vacant, although a high fence obscured much of the parcel from view). The building has a flat roof with a shingled pent roof at the façade. The pent roof, finished with a wide wood fascia, shelters the entrances to two of the three commercial spaces in the building along North 27<sup>th</sup> Street (**Photograph 1**). A third business is located in the rear of the building. The walls are sheathed in stucco and the front façade features a prominent stucco divide between the two shop entrances as well as a brick skirt wall and brick planter boxes. Fenestration for Number 264 includes a large fixed plate glass window with transom and a wood panel door with transom. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP6) Commercial Building; (HP16) Religious 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 northeast, August 15, 2002.

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1954, County Assessor's record

\*P7. Owner and Address:  
Mario Coelho and DG Trust  
6265 Royal Oak Court  
San Jose, CA 95123

\*P8. Recorded by: (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: August 15, 2002

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: Mathis Memorial Church of God in Christ

B3. Original Use: commercial B4. Present Use: commercial/religious

\*B5. Architectural Style: One-part commercial block

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1954; 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.)

The property at 262-270 North 27<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located on two parcels in the Garden City Tract subdivision that were lots 17 and 19 of Block 12. The Hermann Brothers surveyed the Garden City Tract subdivision for the Easton Elderidge Company in 1887. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association opened this area to development, and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet)

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

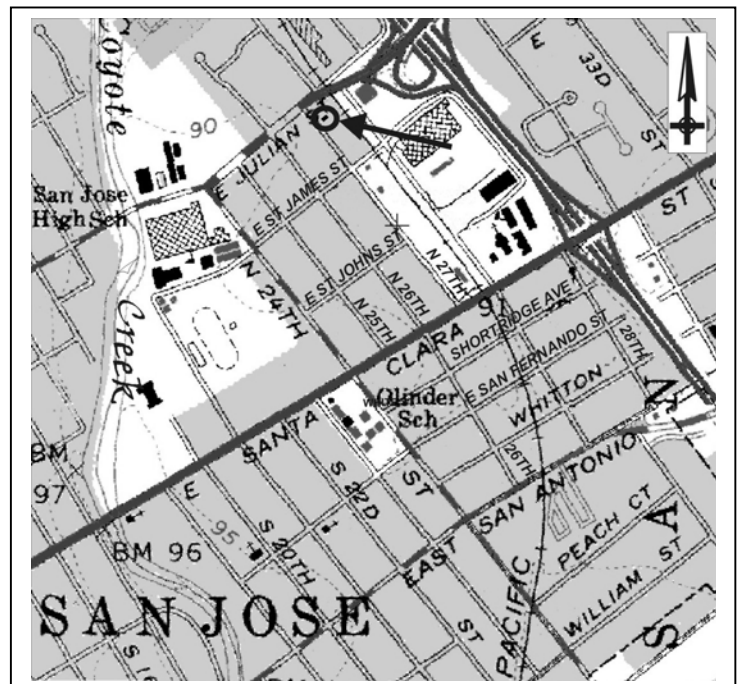
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

Number 270 also has a wood panel door with a transom window, but the entrance is inset between the aluminum-framed shop windows. The southern side of Number 264 features a series of four windows, all with four panes of textured glass with wood muntins and concrete sills. An entryway with a screen door is situated along the eastern edge of this wall, centered between two aluminum sliding windows.

An addition constructed in 1964 and located at the rear of the building houses 262 North 27<sup>th</sup> Street, as seen in **Photograph 2**. This section of the building also features a flat roof with a wood shingle pent roof. The walls are sheathed in stucco with a single door facing west, covered by a metal screen door. Fenestration includes barred aluminum sliding windows.

### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Scattered houses were built in the Garden City Tract during the 1890s. By 1915, Block 12 was sparsely occupied by small working class houses. During the 1920s, the Western Pacific Railroad purchased the east side of Block 12, claiming two-thirds of each lot for its right of way. Although the railroad claimed the east half of the block, the few occupied lots on the west half remained residential into the 1950s. The building at 262-270 North 27<sup>th</sup> Street was among the first commercial buildings to be constructed on Block 12, following the Cobbledick-Kibbe warehouse at 224 North 27<sup>th</sup> Street, which was built in 1952. Today the block is primarily commercial interspersed with a few dwellings. Constructed in 1954, the building located at 262-270 North 27<sup>th</sup> Street housed only one business in 1955. C.B. Products Company, a printing company owned by C. Boughman, changed its name to C.B. Printing Company by 1960. The rear addition was constructed in 1964 and housed Britto Sign Painters by 1965. C.B. Printing Company and Bumb Brothers Repair Service, an appliance repair shop, occupied the two front shops. Britto Sign Painters and C.B. Printing Company remained in the building through 1970, although Da Rosa Appliances replaced the Bumb Brothers Repair Service by that year.<sup>2</sup>

This property does not appear to be significant within the context of the commercial development of East San Jose and it does not appear to be eligible under Criterion A. The small businesses housed at 262-270 North 27<sup>th</sup> Street were part of the expanding commercial enterprises of North 27<sup>th</sup> Street that were established during the 1950s. The various businesses located there, including the printing companies and repair shops, do not appear to have been associated with significant events or trends in local, state, or national history. The property does not appear

<sup>1</sup> 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.

<sup>2</sup> Sanborn Fire Insurance Maps, 1915, 1951; San Jose City Directories, 1950-1970.

to be associated with any historically significant people under Criterion B, because it does not appear that past owners or tenants were significant within the context of San Jose history. The building is a modest example of a one-part commercial block building and does not appear to be important for its type, period, or method of construction. One-part commercial block buildings are one-story buildings with narrow street frontages and façades that consist mostly of plate glass windows and entrances surmounted by cornices and parapets. In addition, the building does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**




**Photograph 2.** Rear of 262 North 27<sup>th</sup> Street, camera facing east, August 15, 2002.

P1. Other Identifier: 260 North 27<sup>th</sup> 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 260 North 27<sup>th</sup> 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: 467-07-038

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

The residence at 260 North 27<sup>th</sup> Street, constructed in 1927, has an area of 1,068 square feet and rests on a concrete foundation. Clad in stucco, the wood frame house is topped with a low-pitched, side gable composition shingle roof with a front gable dormer that has an attic vent. An exterior chimney appears on the west side of the house. Two concrete steps lead to the main entrance that is dominated by two arches as seen in **Photograph 1**. The entryway is set with a flush wooden door facing south. Fenestration on all sides of the house consists of replacement aluminum sliding windows of various sizes. A portion of another building, more than likely the original garage, is obscured behind a tall fence.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 northeast, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1927, County Assessor record

\*P7. Owner and Address:

Gabriel A. & Maria M. Silveira

986 Sycamore Road

Pleasanton, CA 94566-3848

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1927; 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.)

The house located at 260 North 27<sup>th</sup> Street does not appear to meet the significance criteria for listing in the National Register, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located on Lot 15 of Block 12 in the Garden City Tract subdivision. The Hermann Brothers surveyed the Garden City Tract subdivision in 1887 for the Easton Elderidge Company. The small development, in combination with other tracts including the East San Jose Homestead Association, the Lendrum Tract, and the Beach Tract, formed the neighborhood of East San Jose. By the time it was incorporated in 1906, East San Jose boasted 1,400 residents. The new city's Board of Trustees passed a bond issue and various ordinances that provided many improvements for the community including a sewer system, street improvements, and a new library. (See Continuation Sheet)

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

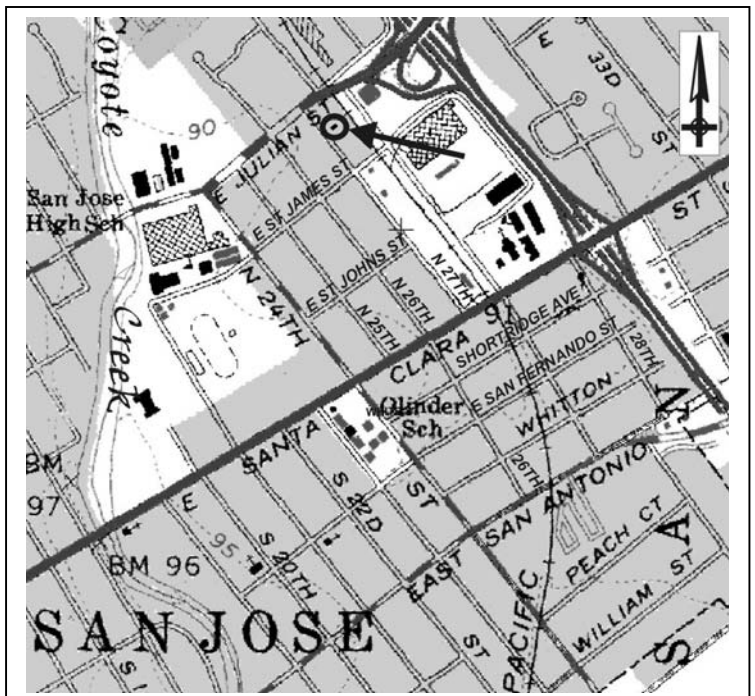
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Recorder's Office, Map Book B, p. 70; USGS Quadrangles, San Jose, (1898-1978); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Thomas Block Book ca. 1920s, p. 193, volume 2, History San Jose.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate city, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Scattered houses were built in the Garden City Tract subdivision during the 1890s. By 1915, Block 12 was sparsely occupied by small working class houses. During the 1920s, the Western Pacific Railroad purchased the east side of Block 12, claiming two-thirds of each lot for its right of way. Although the railroad had claimed the east half of the block, the few occupied lots on the west half remained residential into the 1950s. The block's first commercial building, the Cobbledick-Kibbe warehouse, was built in 1952. Today the block is primarily commercial interspersed with a few dwellings.

Frank A. Vargas purchased the lot at 260 North 27<sup>th</sup> Street from A.S. Cardoza in 1925 and built his house in 1927. According to city directory research, T.L. Rae was the house's first occupant, by 1930. E.W. Vargas lived in the house during the early 1930s, while Frank A. Vargas owned and resided in the house from 1936 through the late 1940s. Manuel Mattis purchased the residence in the 1940s, and then sold the house to Mary B. Bettencourt by 1950. Mrs. M. B. Beal, a saleswoman at J.C. Penney, owned the house by 1952 and lived there through 1959.

Because this house does not appear to be significant within the context of East San Jose described above, or significant trends or events in local, state, or national history, it does not appear to be eligible under Criterion A. It also does not appear to be associated with any historically significant people under Criterion B, as research did not indicate that past owners or tenants were significant within the context of San Jose history. The building is a modest example of a small Minimal Traditional style dwelling, an architectural style commonly found throughout San Jose and California. The residence does not appear to be a distinctive example of its type, period, or method of construction. In addition, the building does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Moreover, the property has been modified. The building appears to have replacement windows and composition shingle roof. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #10-17

P1. Other Identifier: 250 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 250 North 27<sup>th</sup> 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: 467-07-037

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

The house at 250 North 27<sup>th</sup> Street, constructed in about 1925, is rectangular in plan and has characteristics that are typical of a Spanish Eclectic or Revival style house. Clad in stucco, the wood-frame house is topped with a low-pitched red tile roof with no eaves. The attic is vented by trios of clay pipe at the gable peaks. Two concrete steps lead to the main entrance that is dominated by a front gable porch over three arches as seen in **Photograph 1**. All windows consist of aluminum sliding sash of various sizes except a fixed window on the southwest side of the house. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 northeast,  
July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1925, Thomas Block Book

\*P7. Owner and Address:

Gabriel A & Maria M. Silveira

986 Sycamore Road

Pleasanton, CA 94566-3848

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Spanish Eclectic / Revival

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1925

\*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 house located at 250 North 27<sup>th</sup> Street does not appear to meet the significance criteria for listing in the National Register, nor does it appear to be a historical resource for the purposes of CEQA. The property is located on Lot 13 of Block 12 in the Garden City Tract subdivision. The Hermann Brothers for the Easton Elderidge Company surveyed the Garden City Tract subdivision in 1887. This small development, in combination with other tracts including the East San Jose Homestead Association, the Lendrum Tract, and the Beach Tract, formed the neighborhood of East San Jose. By the time that it was incorporated in 1906, East San Jose boasted 1,400 residents. The new city's Board of Trustees passed a bond issue and various ordinances that provided many improvements for the community including a sewer system, street improvements, and a new library. (See Continuation Sheet)

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

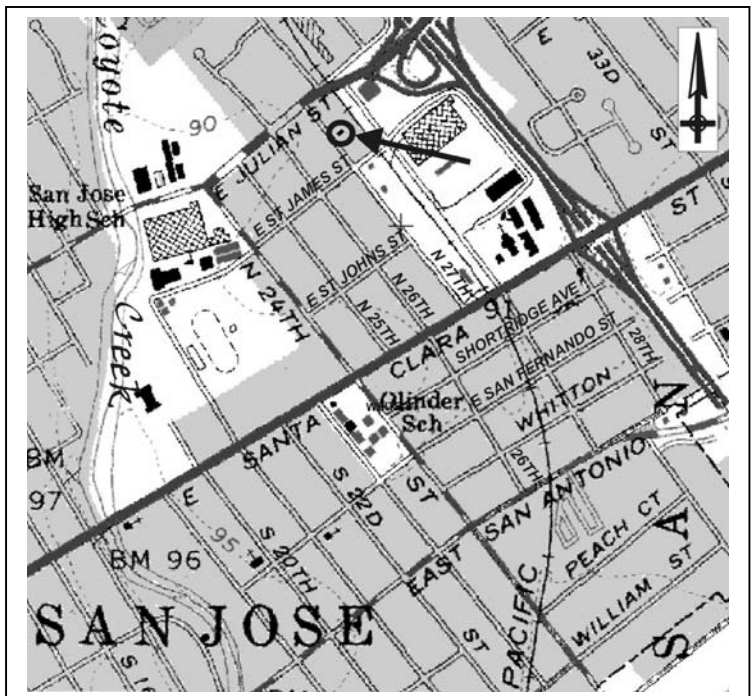
\*B12. References: Sanborn Map Company, San Jose (1884-1950) City Directories (various years); Santa Clara County Recorder's Office, Map Book B, p. 70; USGS Quadrangles, San Jose, (1898-1978) San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Thomas Block Book ca. 1920s, p. 193, volume 2, History San Jose.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

A shed roof extension is located on the northeast side of the residence. A small building obscured behind a fence appears to be the garage that has been turned into a residence with a replacement sliding window. The garage appears to have retained some of the original horizontal shiplap siding.

### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate city, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Scattered houses were built in the Garden City Tract subdivision during the 1890s. By 1915, Block 12 was sparsely occupied by small working class houses. During the 1920s, the Western Pacific Railroad purchased the east side of Block 12, claiming two-thirds of each lot for its right of way. Although the railroad had claimed the east half of the block, the few occupied lots on the west half remained residential into the 1950s. The block's first commercial building, the Cobbledick-Kibbe warehouse, was built in 1952. Today the block is primarily commercial interspersed with a few dwellings.

The 1915 San Jose Sanborn Map shows a dwelling centered on what became Lots 13 and 15. This house was destroyed prior to 1925, however, when Frank A. Cardoza separated his parcel into two lots and sold Lot 15 to Frank A. Vargas. Cardoza, who is listed in the city directories as a laborer, appears to have built the house at 250 North 27<sup>th</sup> Street after 1925 and resided there from 1927 until 1958. The residence was vacant in 1959 and is now owned by Gabriel A. and Maria M. Silveira.

Because this house does not appear to be significant within the context of East San Jose described above, or trends and events in state, local, or national history, it does not appear to be eligible under Criterion A. It also does not appear to be associated with any historically significant people under Criterion B, because research did not indicate that past owners or tenants were significant within the context of San Jose history, or the history of the state or nation. The building is a modest example of a Spanish Revival style dwelling and does not appear to be important for its type, period, or method of construction. Spanish Revival style houses were common in California during the 1920s and early 1930s and there are many examples still surviving in San Jose. In addition, the building does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Moreover, the property has been modified through the installation of replacement windows. Thus, not only does the property lack historical and architectural significance, it also lacks a measure of historic integrity, and therefore does not appear to meet the criteria for listing in the National Register. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-18

P1. Other Identifier: 224 North 27<sup>th</sup> 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 224 North 27<sup>th</sup> 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: 467-07-055

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

The building located on the property at 224 North 27<sup>th</sup> Street is a light industrial building divided into two units. The two-story stucco clad concrete building is capped with a flat roof and has been remodeled since its construction in 1952. Providing 10,404 square feet of space, the attached warehouse element has an irregular footprint. Facing North 27<sup>th</sup> Street, the west side features the main entrance set back from the warehouse portion of the building. **Photograph 1** shows the tile sheathed shed-style addition that has been added on the south corner to shelter the two single aluminum and plate glass entry doors with transoms. To the north of the doors are bands of old industrial metal windows above and below the overhang. A narrow concrete porch runs the length of the overhang and is accessed by concrete steps edged by a planter box. (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.)



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

Photograph 1, camera facing northeast,  
July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1952, San Jose Building permits

\*P7. Owner and Address:

Lino S. & Mary F. Vieira  
3715 Santa Rosa Ave., Unit A-11  
Santa Rosa, CA 95407

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Cobbledick-Kibbe Glass Company

B2. Common Name: \_\_\_\_\_

B3. Original Use: light industrial warehouse

B4. Present Use: light industrial warehouse

\*B5. Architectural Style: Moderne

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1952, 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.)

The property at 224 North 27<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in the Garden City Tract subdivision on what were Lots 5, 7, 9, 11, and the west end of Lots 6, 8, 10, and 12 on Block 12. The Garden City Tract subdivision was surveyed by the Hermann Brothers for the Easton Elderidge Company in 1887. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development, and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue as well as several ordinances to provide for projects to aid the community's development, such as a sewer system, street improvements, and a new library. (See Continuation Sheet)

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

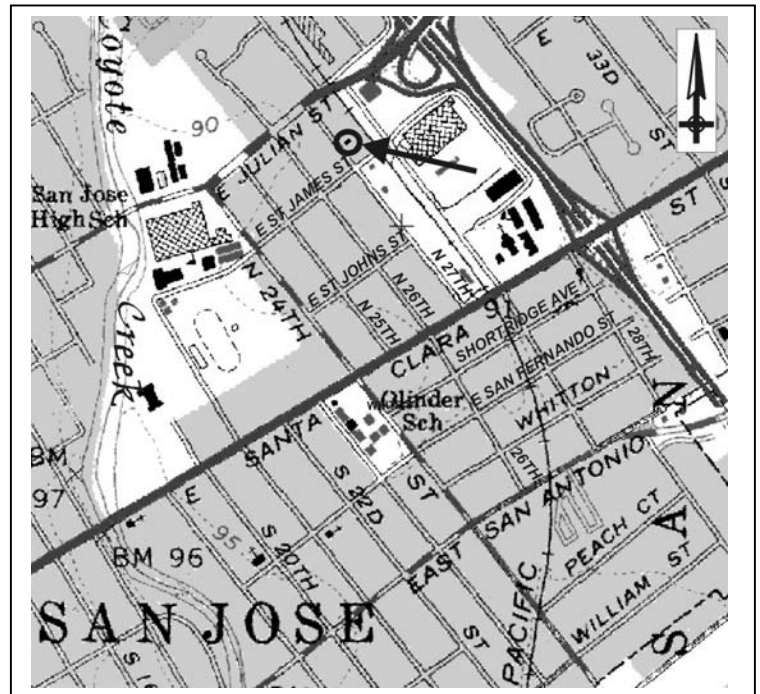
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Recorder's Office, Map Book B, p. 70; USGS Quadrangles, San Jose, (1898-1978) San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Thomas Block Book ca. 1920s, p. 193, volume 2, History San Jose.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

North of the main entry, the west side of the warehouse section of the building features vertical ribbons of glass blocks set in a pattern of flat and angled blocks. The glass block feature is a reminder of the renowned Northern California glazing contractor Cobbledick-Kibbe Glass Company, which originally owned the warehouse. The company's initials are engraved in the stucco above the glass block feature, both of which can be seen in **Photograph 2**. On the west corner is a 2/5 pane metal industrial window to the east of which is a narrow glass block window. East of the glass block window appears a horizontal row of five individual awning hopper windows. A metal staircase from the alley below accesses a metal door on the second floor on the east end of the south side. Above the door is a band of windows that have been covered with plywood. Under the staircase landing is a gable roof extension with sides sheathed in vertical wood paneling. Three inset belt courses divide the building horizontally. The north side consists of a series of loading docks covered by a large tile clad shed style awning supported by eight pillars. The awning has exposed rafters and is fitted with a tiled shed-style skirt on the west side facing North 27<sup>th</sup> Street. Four metal rollup doors with concrete ramps provide loading access to the warehouse. Between the rollup doors are metal access doors, each with a single light of a different shape. The north side also features a band of windows consisting of multi-light industrial metal sash.

### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup> Scattered houses were built in the Garden City Tract subdivision during the 1890s. By 1915, Block 12 was sparsely occupied by small working class houses. During the 1920s, the Western Pacific Railroad purchased the east side of Block 12, claiming two-thirds of each lot for its right of way. The few occupied lots on the west half remained residential into the 1950s. The Cobbledick-Kibbe warehouse, built in 1952, was the first building to be constructed at 224 North 27<sup>th</sup> Street and the first commercial building on the block. Today the block is primarily commercial, with a few dwellings.<sup>2</sup>

The innovative glazing firm of Cobbledick-Kibbe Glass Company was, according to US Glass, "synonymous with the best there was in glass and glazing in Northern California." The company, which operated for nearly a century, was famous for its contribution to such California buildings as the Bonaventure in Los Angeles, the Bank of America Tower, and Yerba Buena Marriott Hotel in San Francisco. Cobbledick-Kibbe was also renowned for its innovative internal organization. Rather than have the sales person who won a job oversee the completion of the project, which was the traditional way business was conducted in the glazing industry, Cobbledick-Kibbe introduced the use of project managers who would take over the job after it was secured. This allowed the sales personnel to provide a steady workload and income. In 1957 Lloyd Neale Cobbledick, Jr. contributed to the formation of the Glass Management Association, which was created in 1957 to negotiate fair contracts with the Glaziers' Union. The Cobbledick-Kibbe Company sold the warehouse by 1973 to Dave Redeoborn. Denning

<sup>1</sup> 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.

<sup>2</sup> San Jose building permit # 14677, dated April 2, 1952.

and Associates occupied the building through the 1970s and manufactured lighting equipment. The current owners, Lino and Mary Vieira, acquired the warehouse by 1985.<sup>3</sup>

Although the Cobble Dick-Kibbe Company may have been significant within the glazing industry, the warehouse on North 27<sup>th</sup> Street was not their main headquarters or their original place of business. It does not appear, therefore, that the property at 224 North 27<sup>th</sup> Street has been associated with significant events or trends in local, state, or national history (Criterion A). This property does not appear to have important associations with individuals who have made significant contributions to local, state, or national history (Criterion B). The commercial building's glass block windows and horizontal inset stripes are architectural characteristics of the Moderne style, but the building is a relatively unadorned commercial warehouse and does not appear to be important for its type, period, and method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). The building has been modified through the addition of tiles on the overhangs and new entry doors. Although it largely retains historic integrity, it lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Front detail, camera facing northeast, July 23, 2002.

<sup>3</sup> “Cobble Dick and the PM: Do You Have the “Plus Money” in the Pocket?” by Dez Farnady, *US Glass*, volume 36, issue 4, April 2001, as seen on the internet site: [Hwww.usglassmag.com/backissues/0104/farnadyfilesH](http://www.usglassmag.com/backissues/0104/farnadyfilesH) on August 2, 2002; and “San Francisco Bay Area” on the internet site Timelines of History: [Hwww.timelines.ws/cities/SFBA\\_BH](http://www.timelines.ws/cities/SFBA_BH) as seen on August 2, 2002; and City Directories, 1955-1976.  
DPR 523L (1/95)

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #10-19

P1. Other Identifier: 198 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 198 North 27<sup>th</sup> 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: 467-07-033

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

The concrete block commercial building at 198 North 27<sup>th</sup> Street was built in 1948. Rectangular in plan, the one-story building has an area of 2,664 square feet and is capped with a flat roof clad in tar and gravel. It sits on a concrete foundation. The concrete block walls are sheathed with stucco siding, and feature stucco surrounds at the windows and doors as seen in **Photograph 1**. Fenestration consists of sliding windows with vinyl muntins, fixed pane windows, and vinyl 1/1 double hung windows. Access is provided by double flush metal doors on the north side of the building and single metal doors on the east and west sides, as well as a metal rollup door on the northeast corner.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial 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,  
September 17, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1948, City Assessor's Records

\*P7. Owner and Address:  
Alianca Jorgense  
198 North 27<sup>th</sup> Street  
San Jose, CA 95116

\*P8. Recorded by: (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: September 17, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: light industrial B4. Present Use: light industrial

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1948; 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.)

The property at 198 North 28<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located in old East San Jose on what was Lot 29 of Block 11 in the Garden City Tract subdivision. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development, and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. (See Continuation Sheet)

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

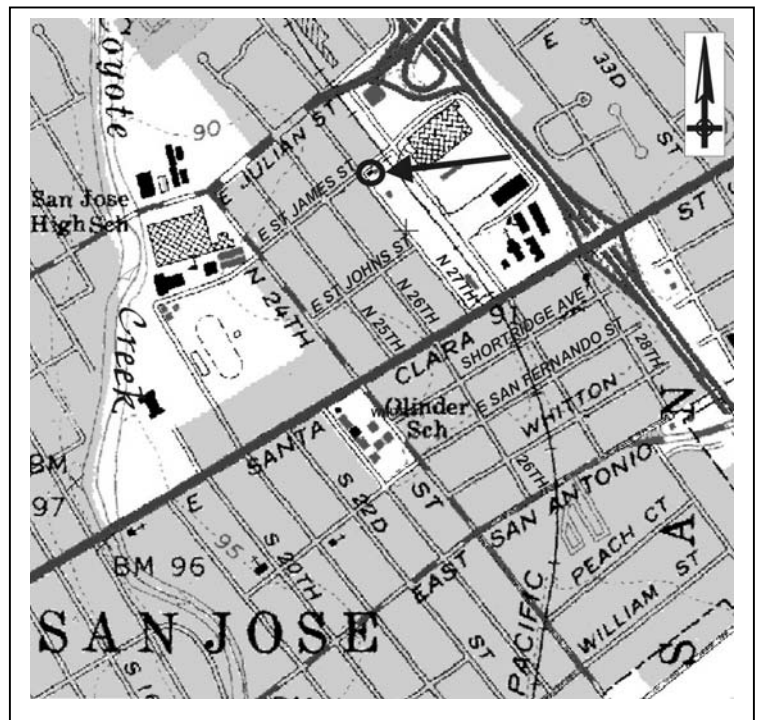
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: September 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The Easton Eldridge Company subdivided the twelve-block area bound by 24<sup>th</sup> Street, 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street in 1887. Scattered houses were built in the subdivision during the 1890s through the 1920s, with businesses and light industrial manufacturers being established on North 27<sup>th</sup> and North 28<sup>th</sup> Streets beginning in the 1940s. The commercial building at 198 North 27<sup>th</sup> Street was built in 1948. Although the builder is unknown, the first known tenant was Di Vittorio Gaetano, who operated a sheet metal works which occupied the building by 1950. Subsequent occupants included Tom's Sheet Metal Works in the 1950s and early 1960s, and Tip Top Trophy Manufacturing Company in the 1960s and 1970s.

The property at 198 North 27<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The light industrial building is a basic utilitarian design that does not appear to be the work of a master architect or builder, and does not possess high artistic value (Criterion C). The building also has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been modified through the installation of replacement windows and stucco siding as well as the addition of stucco moldings around the windows and doors. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity, and therefore does not appear to meet the criteria for eligibility in the National Register. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

P1. Other Identifier: 188 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 188 North 27<sup>th</sup> 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: 467-07-032

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

The house at 188 North 27<sup>th</sup> Street is a one-story Bungalow with a detached garage. A cross gable roof sheathed in composition shingles caps the wood-frame house, featuring open eaves with exposed rafters, and fascia boards with notched ends. Sitting on a concrete foundation with a rectangular footprint, the house's walls are clad in narrow wood shiplap siding finished with corner boards. Wood trim frames the windows and door. The windows on the west side are pairs of wood double hung with muntins dividing the top sash. A carport awning flanked by aluminum slider windows dominates the south side (**Photograph 2**). (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 east,  
July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1926, County Assessor's records

\*P7. Owner and Address:

Honco Investment Company

P. O. Box 547

San Jose, CA 5106

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

Kathleen Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1926, 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.)

The property at 188 North 28<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 27 of Block 11 in the Garden City Tract subdivision. The Easton Eldridge Company subdivided this twelve-block area, bound by 24<sup>th</sup> Street, 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887. Scattered houses were built in the subdivision during the 1890s through the 1920s, with businesses and light industrial manufacturers established on North 27<sup>th</sup> and North 28<sup>th</sup> Streets starting in the 1940s. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development, and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet)

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

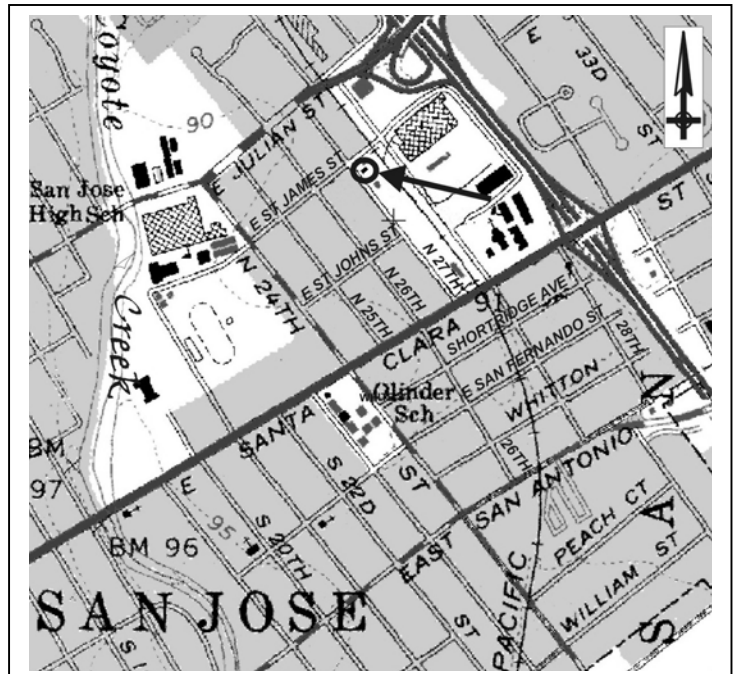
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; Thomas Brothers Block Book, ca. 1921-1941, volume 2, page 193, History San Jose; California Death Records, RootsWeb.com; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The wood panel door faces the north and opens to the concrete inset porch sheltered by a shed extension of the front gable. A single square pillar supports the extension as seen in **Photograph 1**. An internal brick chimney appears at the joint of the cross gables. The detached garage sits to the east of the house on a concrete foundation. Capped with a side gable roof sheathed in composition shingles, the garage has its original wood swing doors and a wood panel access door on the west side. The walls are covered with shiplap siding and the doors are framed in wood trim to match the house. The east side of the garage features a plywood extension.

### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue and various ordinances to aid the community's development, such as the creation of a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully campaigned to have the town annexed to the city in elections that year.<sup>1</sup>

John V. Amaral purchased the vacant parcel in December 1924. The residence at 188 North 27<sup>th</sup> Street was built in 1926. For a short time during the late 1920's John shared the home with Tony Amaral. John was a bricklayer who lived in the house until he died in 1944, leaving the house vacant for a short period. By 1949, Anthony Amaral occupied the residence. Upon his death in 1954, the house transferred to Mrs. Charlotte Amaral, who resided in the house through 1965.<sup>2</sup>

The property at 132 North 27<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics. It is a modest Bungalow, an inexpensive housing option that was popular in the San Jose area. Post World War II Bungalow homes featured less decorative details than pre-war examples. A house could be purchased at a low price from catalogs, providing a greater number of people the opportunity to own their own home. Many fine examples can be found in San Jose. This modest Bungalow does not appear to be important for its type, period, or method of construction. The residence also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The building also has not yielded, nor will likely yield, important information for history (Criterion D). Although the house at 132 North 27<sup>th</sup> Street retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> City Directories, 1927 –1970; Thomas Brothers Block Book, ca. 1921-1941, volume 2, page 193; and California Death Records as reported by RootsWeb.com at [Hwww.rootsweb.com](http://www.rootsweb.com)H viewed August 30, 2002.

P1. Other Identifier: 140 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 140 North 27<sup>th</sup> Street City San Jose Zip 95116-1118

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: 467-07-028

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

The residence at 140 North 27<sup>th</sup> Street is topped with a steep side gable composition shingle roof with a shed roof extension to the northeast. A gable porch with a composition shingle roof supported by square wooden posts shades a flush wooden door. The house is clad in vertical groove wood siding and fenestration includes various sizes of replacement aluminum sliding windows with lug sills. A large dumpster-like container behind the main house obscures any other building, such as a garage, on the parcel.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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 northeast, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1916, County Assessor's Record

\*P7. Owner and Address:

Kathy M. Dutra

613 Mountain View Terrace Lane

Prunedale, CA 95116-1118

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



“Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1916; 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.)

The house located at 140 North 27<sup>th</sup> Street does not appear to meet the significance criteria for listing in the National Register, nor does it appear to be a historical resource for the purposes of CEQA. Located in the Garden City Tract subdivision, this area, in combination with other tracts including the East San Jose Homestead Association, the Lendrum Tract, and the Beach Tract, formed the neighborhood of East San Jose. Originally a separate municipality, East San Jose was brought into the City of San Jose in December 1911. After incorporating into the city, the area developed slowly and business tracts opened along East Santa Clara Street, forming a small commercial district. Houses were constructed on empty residential lots on the side streets during the 1910s and 1920s. By this time East San Jose had started to attract many immigrant groups as they began to settle in the Santa Clara Valley in response to the demand for agricultural laborers. In addition to the Portuguese, Hispanics also became a large portion of the residents in East San Jose. The completion of the Western Pacific Railroad's (WPRR) San Jose Branch line in 1922 also encouraged industrial growth in the area. (See Continuation Sheet)

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

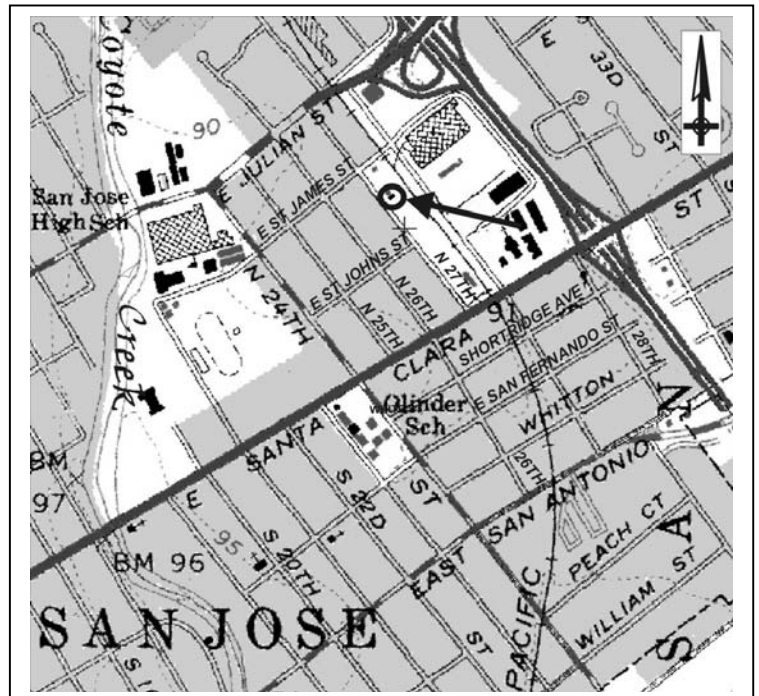
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Recorder's Office, Map Book B, p. 70; USGS Quadrangles, San Jose, (1898-1978) San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Thomas Block Book ca. 1920s, p. 193, volume 2, History San Jose.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

This property is located in the Garden City Tract subdivision, on Lot 15 of Block 11. The Hermann Brothers surveyed the Garden City Tract subdivision in 1887 for the Easton Elderidge Company, but only few houses were built in the subdivision through the 1890s. By 1915, Block 11 was sparsely occupied by small working class houses. During the 1920s, the WPRR purchased the east side of Block 11, claiming two-thirds of each lot for its right of way. Although the railroad had claimed the east half of the block, the few occupied lots on the west half remained residential into the 1940s. Today the block is primarily commercial interspersed with a few dwellings. Built in 1916, Mrs. Jennie Mitrovich was the first occupant of the house at 140 North 27<sup>th</sup> Street. Mrs. Anna G. Silva owned the property by 1925. Although information obtained from the Thomas Block book for San Jose shows that Mrs. Silva sold the property to Antonio Vargas in 1937, city directories indicate that Mrs. Silva continued to live at the property until 1940. Vargas, a laborer at the GBM Company, lived in the house until 1950, when Mrs. M.A. Rodrigues purchased the property. In 1952 Mrs. Rodrigues rented rooms to Tony Akino and G.J. Corria.

This residence does not appear to be significant within the context of East San Jose or the general development of the area and does not appear to be eligible under Criterion A. It also does not appear to be associated with any historically significant people under Criterion B, because research did not indicate that past owners or tenants made significant contributions to local, state or national history. Although it was once representative of the Bungalow-style houses popular in San Jose during the 1910s and 1920s, it does not appear to be important for its type, period, or method of construction. In the early decades of the twentieth century in San Jose, and throughout California, Bungalows were popular houses, simple yet well built with artistic flare, but the building does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Moreover, the property has been modified. The building appears to have replacement windows and composition shingle roof, and is clad in vertical groove siding, a modern siding material. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #10-22

P1. Other Identifier: 132 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 132 North 27<sup>th</sup> 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: 467-07-027

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

A one-story single-family residence with a detached garage is located on the property of 132 North 27<sup>th</sup> Street. The Bungalow style home has an area of 900 square feet and sits on a concrete foundation, with a rectangular footprint. It is topped by a side gable roof clad in composition shingles, with narrow boxed eaves with returns. The gable extension, which shelters the west-facing front porch, features a decorative vergeboard with a cut out under the gable peak and decorative returns as seen in **Photograph 1**. A wood louver is partially covered by the verge board and is centered under the gable peak. The gable extension is supported by two open wood supports embellished with lattice. Metal rails edge the porch and front steps. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 northeast,  
July 23, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1940, County Assessor's records

\*P7. Owner and Address:  
Mary M. Vargas  
132 North 27<sup>th</sup> Street  
San Jose, CA 95116

\*P8. Recorded by: (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1940, 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.)

The property at 132 North 27<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 13 of Block 11 of the Garden City Tract subdivision. The Easton Eldridge Company subdivided this twelve-block area, bound by 24<sup>th</sup> Street, 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887. Scattered houses were built in the subdivision during the 1890s through the 1920s, with businesses and light industrial manufacturers being established on North 27<sup>th</sup> and North 28<sup>th</sup> Streets starting in the 1940s. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development, and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet)

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

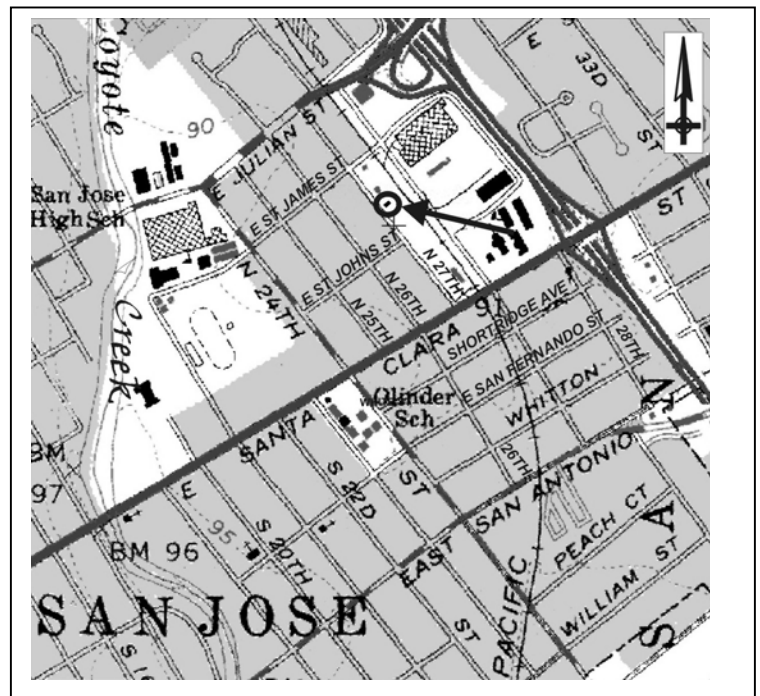
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The walls are sheathed in flush shiplap siding with wood trim around the windows and door. The main entry consists of a wood panel door behind a metal screen door. Fixed pane windows divided by muntins and topped by metal awnings flank the porch. Further fenestration includes 1/1 wood double hung windows sheltered by metal awnings. The north side of the house features an exterior brick chimney.

A detached garage was built in 1947 and sits on a concrete foundation sits northeast of the house. A side gable roof sheathed in composition shingles tops the wood frame building. The walls are covered in flush shiplap siding with a replacement tilt wood panel door dominating the west side.

### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully promoted the town's annexation to the city in elections that year.<sup>1</sup>

John P. Vargas and his wife Mary purchased the lot at 132 North 27<sup>th</sup> Street in September 1939, building the house in 1940. John was a welder during the 1940s and later worked as a machinist for S & S Vending. Although John died in the early 1990s, Mary continues to own and reside in the home.<sup>2</sup>

The property at 132 North 27<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics. The building is a modest Bungalow, an inexpensive housing option that was popular in the San Jose area. Post World War II Bungalow homes featured less decorative details than pre-war examples. The only decorative details found on the residence at 132 North 27<sup>th</sup> Street are the verge board and latticework within the porch cover supports. A house could be purchased at a low price from catalogs, providing a greater number of people the opportunity to own their own home. Many fine examples can be found in San Jose. This modest Bungalow does not appear to be important for its type, period, and method of construction. The residence also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The building has not yielded, nor will likely yield, important information for history (Criterion D). Although the house at 132 North 27<sup>th</sup> Street retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> City Directories, 1927–1970; Thomas Brothers Block Book, ca. 1921-1941, volume 2, page 193; and County Assessor record as reported to First American Real Estate Solutions online service, 2002.

P1. Other Identifier: 77 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 77 North 27<sup>th</sup> 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: 467-09-034

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

The wood frame office building located at 77 North 27<sup>th</sup> Street sits on a concrete foundation with a rectangular footprint. A flat roof caps the building, its stucco filled eaves overhanging walls clad with T-111 type wood siding. The extension at the west end of the building is sheathed in stucco and capped with a shed style roof. The main entry at the east end of the building consists of double flush doors flanked by aluminum sliding windows covered with security bars. A second flush wood door is located on the south side of the main building. The south side features aluminum sliding windows set singly and in pairs.

\*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 northwest, May 30, 2002



\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1948, County Assessor's record

\*P7. Owner and Address:

Malcolm B. & Deborah S. MacDonald

16595 Englewood Avenue

Los Gatos, CA 95032

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

C. McMorris/K. Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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 building B4. Present Use: commercial building

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1948, alteration 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 77 North 27<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 18, Block 7 of the Garden City Tract subdivision. The Easton Eldridge Company had Hermann Brothers survey the Garden City Tract subdivision in 1887. Scattered houses were built in the subdivision during the 1890s through the 1920s, with businesses and light industrial manufacturers established on North 27<sup>th</sup> and North 28<sup>th</sup> Streets starting in the 1940s. The commercial building treated by this form was built in on a vacant parcel in 1948. (See Continuation Sheet)

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

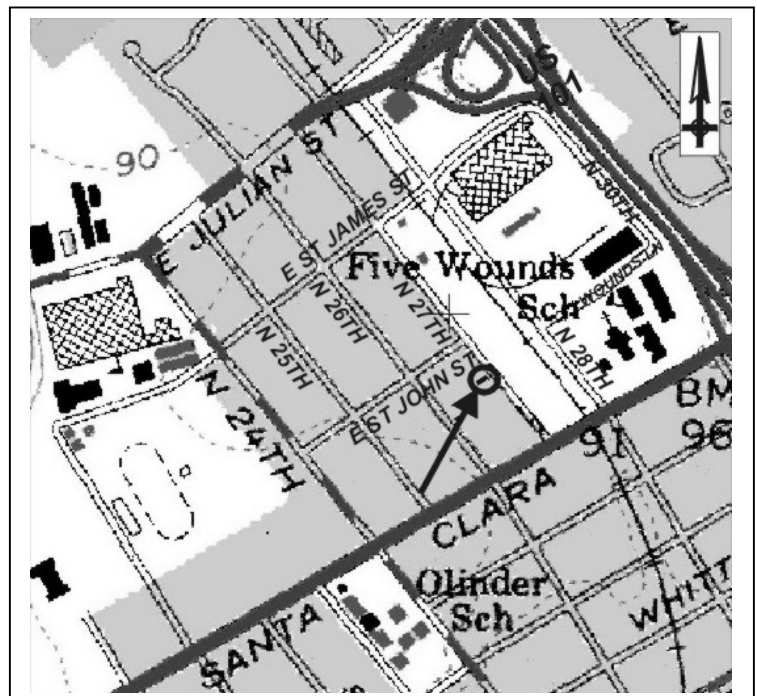
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Haines Cross Directory, (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The west side of the block, between North 26<sup>th</sup> Street and North 27<sup>th</sup> Street, was developed during the first quarter of the century as a residential neighborhood. The east side of the block, near Santa Clara Street, developed later with commercial and light industrial properties. Businesses related to auto repair have long been established on the south and east sides of the block and across the street from 77 North 27<sup>th</sup> Street. The J.C. Hering Produce Company and Giordano & Sons fruit packers, both of which were located near the rail lines of the Western Pacific Railroad stood across the street from the building at 77 North 27<sup>th</sup> Street.<sup>1</sup>

The commercial building at 77 North 27<sup>th</sup> Street was built in 1948 for Louis R. Santoro's glassware company. While the building was vacant in 1954, by 1957 it was occupied by the H. A. Thole Company, a weather-stripping manufacturer. After standing vacant in 1960, a sporting goods shop owned by Charles L. Evans called San Jose Divers Service occupied the store through the early 1960s. Occupation of the property continued to alternate between vacancies and short-term tenants in the 1970s and 1980s. Currently, Weatherstrip Special, a retailer of aftermarket automotive weather-stripping, is located at 77 North 27<sup>th</sup> Street.<sup>2</sup>

The property at 77 North 27<sup>th</sup> Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The commercial building does not embody distinctive architectural characteristics. The building is an unembellished utilitarian commercial building. Many such buildings were constructed during the post-war period in San Jose; therefore it does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been modified with an extensive addition to the rear of the building and replacement windows. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Sanborn Fire Insurance Maps, San Jose, 1915 and 1951.

<sup>2</sup> San Jose City Directories, 1947 to 1957; Information regarding the Weatherstrip Special was located on the company website at [Hwww.weatherstripspecial.com](http://www.weatherstripspecial.com), accessed 8/6/02; Sanborn Fire Insurance Maps, San Jose, 1915 and 1951; San Jose City Directories, 1927 to 1970; and Haines Criss-Cross Directory, 1975-1989.

P1. Other Identifier: 65 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 65 North 27<sup>th</sup> 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: 467-09-035

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

The utilitarian-style 1.5 story office building located at 65 North 27<sup>th</sup> Street has a nearly rectangular footprint and sits on a concrete foundation. The 3,820 square foot building is topped with a flat roof and the concrete masonry unit walls are clad, in part, with wood siding and brick facing. The east side (facing 27<sup>th</sup> Street) features a metal rollup garage door on the north corner. On the southeast corner appears a one-story extension clad in wood and brick siding under a flat roof. The extension provides office space and features large plate glass windows and a single north-facing wood door with a transom. There is a loading dock with a metal rollup door on the north side, flanked on the west by a shed overhang. Fenestration includes aluminum casement windows on the north side of the building. The south side consists of a solid wall of concrete masonry units with no openings.

\*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,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1960, County Assessor's record

\*P7. Owner and Address:

Malcolm B. & Deborah S. MacDonald  
16595 Englewood Avenue  
Los Gatos, CA 95032

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

C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: light industrial/warehouse B4. Present Use: light industrial/warehouse

\*B5. Architectural Style: Misc. Light Industrial

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1960, 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.)

The property at 65 North 27<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in the Five Wounds neighborhood on Lot 35, Block 7 of the Garden City Tract subdivision. The Easton Eldridge Company subdivided this twelve-block area, bound by 24<sup>th</sup> Street, 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887. Scattered houses were built in the subdivision during the 1890s through the 1920s with businesses and light industrial manufacturers established on North 27<sup>th</sup> and North 28<sup>th</sup> Streets starting in the 1940s on. The office building was constructed on a vacant lot in 1960. (See Continuation Sheet)

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

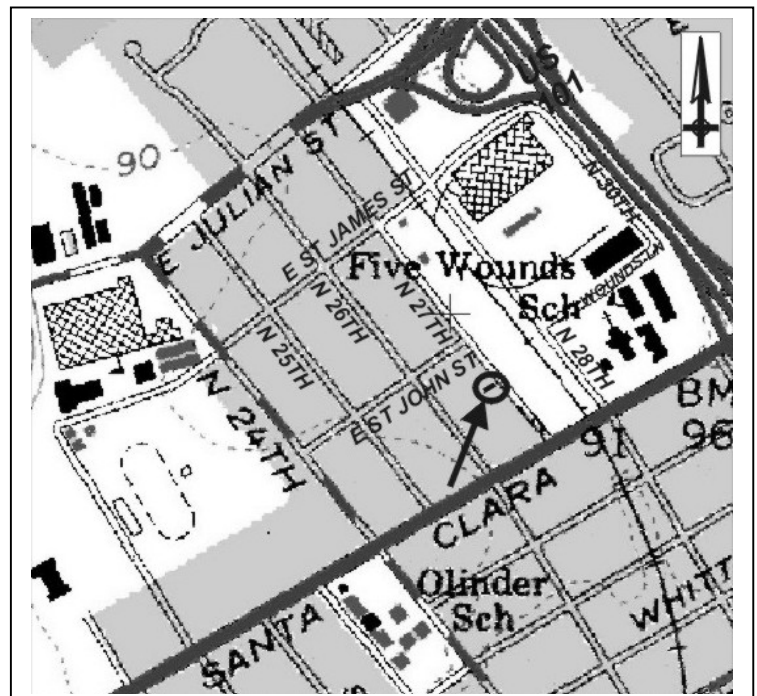
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Haines Cross Directory, (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)





### **B10. Significance (continued):**

While the parcels on the North 26<sup>th</sup> Street side of Block 7 were developed as residential properties around the turn of the century, the North 27<sup>th</sup> Street side of Block 7 remained vacant until 1947, when Mario Panzini opened an “auto laundry” and R. P. Paoli opened a paint shop. The 27<sup>th</sup> Street side of the block was subsequently dominated by automotive businesses and light industry, although the majority of the parcels, including Parcel 35, remained undeveloped until after 1950.<sup>1</sup>

Although the commercial building at 65 North 27<sup>th</sup> Street was built in 1960, it remained vacant until the Realty Graphic Company occupied it in 1965. By 1972, Realty Graphic expanded next door, establishing Realty Graphic Data Processing at 77 North 27<sup>th</sup> Street. The current owners purchased the office in 1978 as a rental property. During the early 1980s, TAC Enterprises utilized the facility, followed by Assembly Systems in 1985.<sup>2</sup>

The property at 65 North 27<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The commercial building does not embody distinctive architectural characteristics. The building is mainly a utilitarian office building and does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the building at 65 North 27<sup>th</sup> Street retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Sanborn Map Company, San Jose (1884-1961).

<sup>2</sup> City Directories (1954-1972); and Haines Cross Directory, (1975-1999).

P1. Other Identifier: 37 North 27<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 37 North 27<sup>th</sup> 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: 467-09-038

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

The two-story reinforced concrete block social hall located at 37 North 27<sup>th</sup> Street exhibits elements of the Spanish Revival style. Although the commercial building was constructed in 1949 as a warehouse, it has recently been renovated. A flat roof caps the rectangular stucco-clad building sitting on a concrete foundation. Lights are inset on the central arching parapet that dominates the façade. Within the arch of the parapet is a decorative emblem. Double plate glass and metal doors with an arched transom entrance are centered on the east side under the emblem. Three flush doors with transoms provide access from the north side. A stucco belt course horizontally divides the two floors as seen in **Photograph 1**. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial Building and (HP13) Community Center/Social Hall

\*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, May 30, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1949, County Assessor's record

\*P7. Owner and Address:

Sociedade Filarmonica Nova Alianca

37 North 27<sup>th</sup> Street

San Jose, CA 95116

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

C. McMorris/K. Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: community center/social hall

\*B5. Architectural Style: Neo-Spanish Revival

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1949, alterations 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 37 North 27<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in the Five Wounds area on Lot 10 of Block 7 in the Garden City Tract subdivision. The Garden City Tract subdivision was surveyed by the Hermann Brothers for the Easton Elderidge Company in 1887. Scattered houses were built in the subdivision during the 1890s through the 1920s with businesses and light industrial manufacturers established on North 27<sup>th</sup> and North 28<sup>th</sup> Streets starting in the 1940s. The warehouse was built on a vacant lot in 1949. (See Continuation Sheet)

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

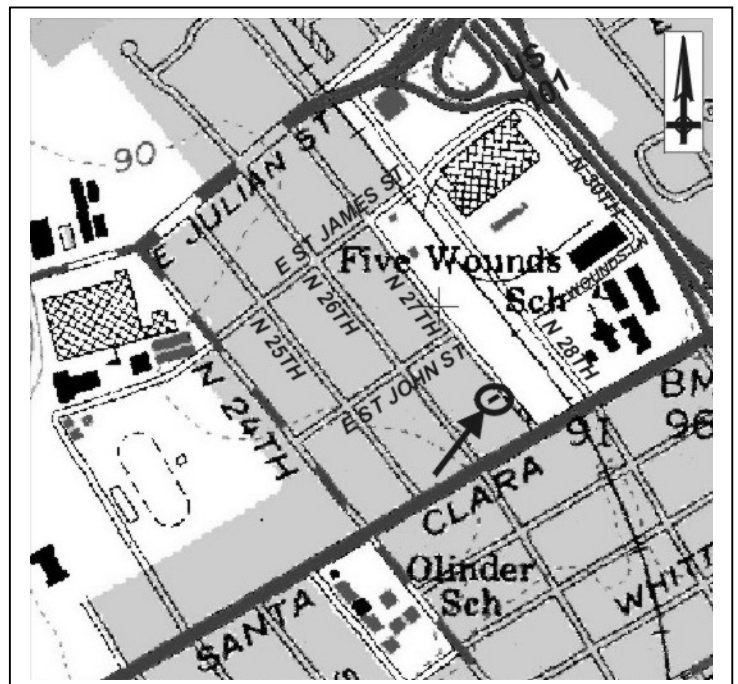
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Recorder's Office, Map Book B, p. 70; USGS Quadrangles, San Jose, (1898-1978) San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Thomas Block Book ca. 1920s, 193, volume 2, History of San Jose.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The sides are supported with piers having small capitals adjacent to the molded cornices. Fenestration consists of two 1/1 double hung windows centered on the first story of the north side, while vinyl replacement windows with arches, stucco surrounds and keystones appear on the second story of the north and east sides and flank the entry on the first story. The south side and the west corner of the north side feature stucco surrounds continuing the pattern created by the windows. A large concrete paved area is located adjacent to the building's north side.

### **B10. Significance (continued):**

Block 7 was developed slowly and still had many vacant lots in 1950. The 27<sup>th</sup> Street side of block was dominated by automotive businesses and light industry. Today there are still several autobody shops on the block. The San Jose Rail Road owned Lot 10 until 1939, when the Southern Pacific Railroad acquired it. The 1950 Sanborn map shows the current building, which was constructed in 1949, as a one-story warehouse. It was not listed in the 1955 city directory. Moe's Ready Cut Spuds occupied the building 1957. The Big Potato Company utilized the warehouse for its wholesale business between ca. 1960 and 1969. A series of automotive shops operated at 37 North 27<sup>th</sup> Street during the 1970s. The last of these automotive businesses, Tommy's Engine Service, was established in the building by 1979 and continued through 1993, when the current owner, Sociedade Filarmonica Nova Alianca, bought the building. The warehouse remained unlisted until Sociedade Filarmonica Nova Alianca made major alterations to the building in 2001. It now serves the San Jose Portuguese community as a meeting hall.<sup>1</sup>

The property at 37 North 27<sup>th</sup> Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The building does not embody distinctive architectural characteristics. Spanish Revival influences can be seen in the design of the social hall, in features such as its flat roof and exaggerated parapet, the stucco siding, rounded windows and doors as well as cast ornaments. These elements were most likely added to the building during the 2001 renovation by the Sociedade Filarmonica Nova Alianca. It does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). The building at 37 North 27<sup>th</sup> Street has been altered from a warehouse to a social hall and does not retain historic integrity; the property also lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Sanborn Map Company, San Jose (1884-1950); and Santa Clara County Building Permit # 441413 dated November 6, 2001.  
DPR 523L (1/95)

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-25

\*Recorded by C. McMorris/K. Kennedy \*Date May 30, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** View of side, camera facing northwest, May 30, 2002.

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

Primary # P-43-001416  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (assigned by recorder) 1285 East Santa Clara Street (1283)

P1. Other Identifier: East Depot Garage **JRP Map Reference #10-26** Ref. No. 41  
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; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M. \_\_\_\_\_  
c. Address 1285 East Santa Clara Street (1283) City San Jose Zip 95116  
d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-09-062

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):  
Erected in 1922, this automobile repair garage faces south on a corner parcel. The building's façade fronts on the sidewalk. The one-story, wood-frame structure has a concrete slab foundation, a rectangular plan, and a gable roof. The side and rear walls and roof are clad in corrugated metal. The stucco-clad street façade has a high, stepped parapet concealing the roof. There is a central entry for vehicles flanked by rectangular metal-sash windows. The interior is a unified space with exposed framing and trusses. At the front, restrooms and a small office are partitioned off to the left, with an open counter on the right. A second vehicle entry, on the building's east side, opens into a paved and fenced yard for vehicle storage facing the side street. The building appears to be largely intact, although the façade may have been rebuilt and the window transoms have been enclosed with stucco. The patchwork quality of the metal cladding suggests gradual replacement over a period of time.

P3b. Resource Attributes: HP6—Commercial Building  
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  
1922

P7. Owner and Address  
Hsu Hsiu-Chu L. et al  
648 N. Harding Rd.  
Modesto, CA 95357

P8. Recorded by:  
(Name, affiliation, and address)  
Ward Hill and Woodruff Minor, Architectural  
Historians and Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

**JRP Map Reference #10-26**

RHP Status Code \_\_\_\_\_

Page 2 of 3

Resource Name or #: (assigned by recorder) 1285 East Santa Clara Street (1283)

- B1. Historic Name: East Depot Garage  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Auto Repair Shop/Public Garage 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 1285 East Santa Clara Street was constructed in 1922. The building appears to be largely intact, although the façade may have been rebuilt and the window transoms have been enclosed with stucco. The patchwork quality of the metal cladding suggests gradual replacement over a period of time.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown B9b. Builder: Joe Larson

B10. Significance: Theme Transportation/Commercial Architecture Area San Jose

Period of Significance 1922 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 1285 East Santa Clara Street was constructed for an estimated \$1,200 in 1922 by owner Peter Davis as a "public garage." The use of the building was probably for auto repair, but it may also been used as a parking garage for persons who did not have garages on their property. Buildings constructed for use as parking garages were often converted to repair shops as homeowners constructed garages on their own properties. F. F. Biaggi operated an auto repair garage on this site in the late 1920s; and by the early 1930s, property owner Peter Davis and partner William Watson were operating the East Depot Garage in the building. By 1942, the building was Peter Davis' Used Cars, and a variety of car-related businesses have occupied the site since that time.

(see continuation sheet)

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

**B12. References:**

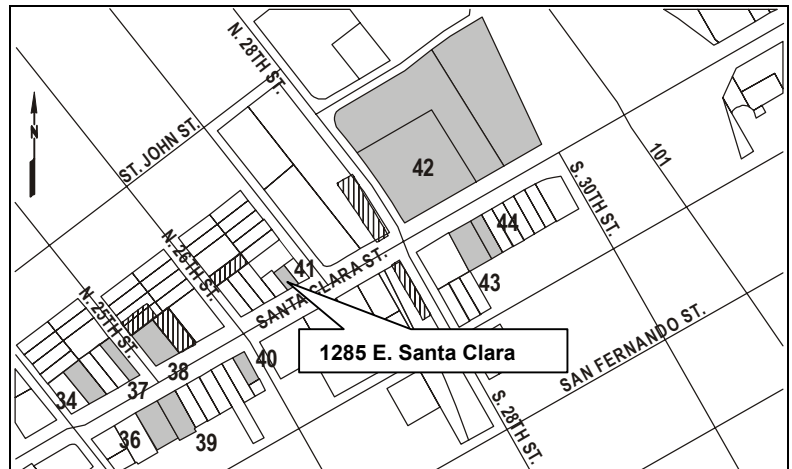
- San Jose Building Permits, #829, 11/1/1922.
- San Jose City Directories, 1922-1954.
- San Jose Sanborn Fire Insurance Maps, 1921-1961.
- Thomas Bros., Block Book, 1924.

**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)







P1. Other Identifier: 1281 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1281 East Santa Clara 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: 467-09-063

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

The commercial building at 1281 East Santa Clara Street, constructed circa 1958, is located adjacent to an alley and other commercial buildings between North 26<sup>th</sup> Street and North 27<sup>th</sup> Street. The building sits on a concrete foundation, its walls are composed of concrete masonry units set in header rows at the facade, and it is topped by a flat roof. The storefront of the one-part commercial block style building is located on the south side. Sheltered by an awning of corrugated aluminum supported by metal braces tied to the parapet, the inset entrance consists of replacement double anodized metal and plate glass doors flanked by fixed windows, each with transoms. To the west of the entrance appear flush metal double doors. A shed roof enclosure is visible on the north side 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 north, May 30, 2002



\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
ca. 1958, San Jose Building Permit

\*P7. Owner and Address:  
Dong Van Nguyen,  
Thanh Nguyet Phung  
60 S 26<sup>th</sup> Street  
San Jose, CA 95116

\*P8. Recorded by: (Name, affiliation, address)  
C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: One-Part Commercial Block

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1958, 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.)

The property at 1281 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 4, Block 7 of the Garden City Tract subdivision. In 1887, the Santa Clara County Recorder's office approved the survey of twelve blocks, bound by North 24<sup>th</sup> Street, North 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, subdivided for the Easton Eldridge Company. In addition to the Garden City Tract, subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the East San Jose Homestead Association opened this area to development, and its eventual annexation into the City of San Jose. For a five-year period between 1906 and 1911, the Town of East San Jose existed as a separate incorporated entity with roughly 1,400 residents. The town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as various ordinances that aided in the community's development. (See Continuation Sheet)

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

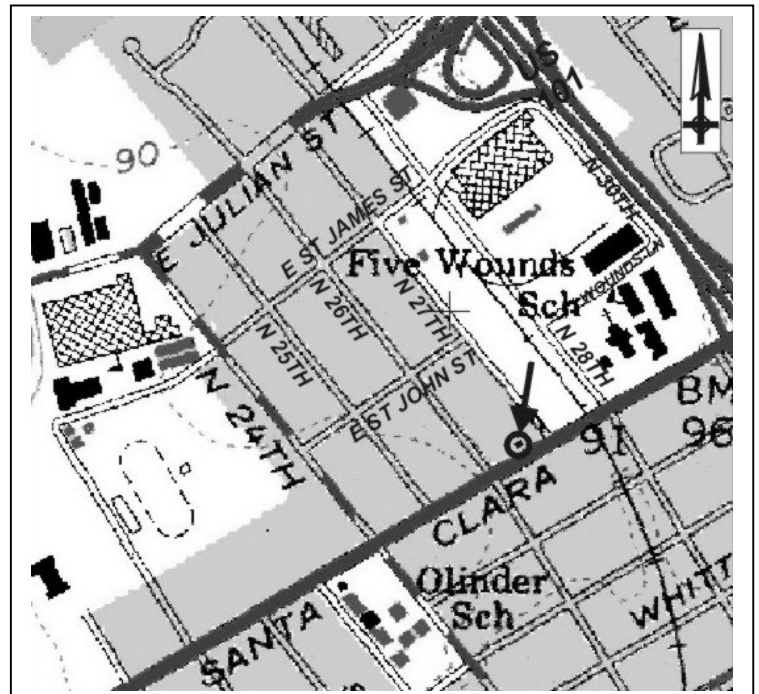
\*B12. References: Santa Clara County Recorder's Book of Maps, Sanborn Map Company, San Jose (1884-1961); City Directories (various years); Santa Clara County Assessor Records as reported to First American Real Estate Solutions online service (2002); Thomas Bros. Block Book of San Jose, ca.1921 to 1942; and USGS Quadrangles, San Jose and San Jose West (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup> Commercial development began to expand on East Santa Clara Street during the 1920s, 1930s, and 1940s. During this period, the parcel on which the building at 1281 East Santa Clara Street now sits was owned by Peter Davis. He sold the property to V.J. Sunzeri in 1942. Davis rented a small one-story wood frame building constructed on this parcel (numbered 1279 – 1281) to two businesses, such as the restaurant Joseph Evenson operated in 1281 during the 1930s and early 1940s. This restaurant later became El Caminito Café through the late 1950s. The commercial space at 1279 was used by various businesses including barbers, a leather goods store, and an auto parts shop. Documentary and physical evidence indicates that the original wood frame building at this site was replaced in about 1958 with the current concrete block building. The property continued to contain two businesses. El Caminito Café at 1281 East Santa Clara Street became El Caminito Tavern, and the business at 1279 continued to be used as a barbershop. These businesses remained at this location through the 1960s and 1970s. At present, a Vietnamese restaurant named Lo Banh Cuon is located at 1281 East Santa Clara Street.<sup>2</sup>

The property at 1281 East Santa Clara Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The building does not embody distinctive architectural characteristics. Similar to the adjacent commercial buildings, it is a one-part commercial block style building with very little ornamentation. The use of header row concrete blocks on the façade was one method this commercial property owner used to provide some architectural personality to what was otherwise a utilitarian design. As such, it does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). In addition, the property has been modified. These modifications include replacement double anodized metal and plate glass doors and windows. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity, and therefore does not appear to meet the criteria for listing in the National Register. The property has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> "Garden City Tract" Santa Clara County Recorder Book of Maps A, page 12; Thomas Bros. Block Book of San Jose, ca. 1921 to 1942; Sanborn Fire Insurance Maps, San Jose, 1884, 1891, 1915, 1950, and 1961; and San Jose City Directories, 1927 to 1979.

P1. Other Identifier: 1269 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1269 East Santa Clara 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: 467-09-042

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

Valley Saw Inc. occupies the one-story concrete masonry unit building at 1269 East Santa Clara Street. Built ca. 1952, the store is an enframed window wall style commercial building that sits on a concrete foundation with a rectangular footprint and is capped by a flat roof. On the main (south) side, two storefronts are recessed under a shallow awning inset with lights. The storefronts feature two wood and glass doors separated by decorative stone facing. Transoms sit above the doors and plate glass store windows flank them. Above the doors and windows is a band of glass blocks. Decorative stone skirting with ironwork further enhances this side, as does rounded coping. A faux buttress with an arched doorway and an iron gate are located on the southeast corner of the building. The east side has steel sash windows. A stucco-sheathed extension with a wood roof appears on the north side.

\*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 north, May 30, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
ca. 1952, City Directories and County Assessor's record

\*P7. Owner and Address:  
Adolph & Theresa Foiada  
2564 Cypress Ridge Avenue  
San Jose, CA 95148

\*P8. Recorded by: (Name, affiliation, address)  
C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Valley Saw Works

B2. Common Name: Valley Saw Inc.

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

\*B5. Architectural Style: Commercial – Enframed Window Wall

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1952, 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.)

The property at 1269 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on Lot 3, Block 7 of the Garden City Tract subdivision. In 1887, the Santa Clara County Recorder's office approved the survey of twelve blocks, bound by North 24<sup>th</sup> Street, North 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, subdivided for the Easton Eldridge Company. In addition to the Garden City Tract, subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the East San Jose Homestead Association opened this area to development, and its eventual annexation into the City of San Jose. For a five-year period between 1906 and 1911, the Town of East San Jose existed as a separate incorporated entity with roughly 1,400 residents. (See Continuation Sheet)

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

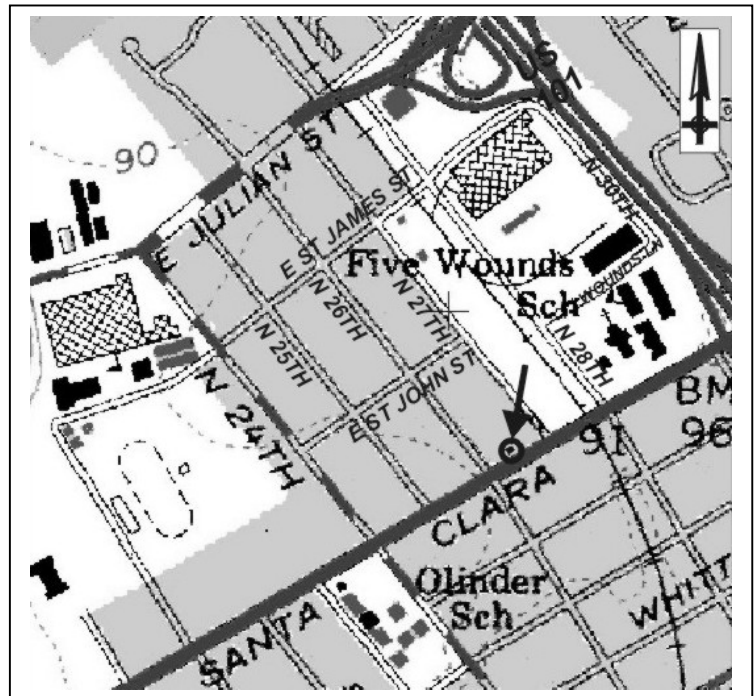
\*B12. References: Sanborn Map Company, San Jose (1884-1961); City Directories (various years); Santa Clara County Assessor records as reported to First American Real Estate Solutions online service (2002); Thomas Brother's Block Book ca. 1921-1942; and USGS Quadrangles, San Jose and San Jose West (1898-1978)

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library, as well as passing various ordinances that aided in the community's development. The town developed a small commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year. Commercial development began to expand on East Santa Clara Street during the 1920s, 1930s, and 1940s. This pattern continued following World War II when many buildings on the blocks near the property at 1269 East Santa Clara Street were constructed.<sup>1</sup>

Prior to construction of the building at 1269 East Santa Clara Street, baker Oscar Bubnick and his wife Minnie owned the parcel. Adolph H. Fioda and his wife Theresa appear to have purchased the property in the early 1950s and had the extant building constructed in about 1952. Before moving his business to East Santa Clara Street, Fioda operated a cutlery business on West San Fernando Street. The Fiodas continue to own this property today, and have operated Valley Saw at this location since 1952.<sup>2</sup>

Within the context of commercial development on East Santa Clara Street and in San Jose, the property at 1269 East Santa Clara Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The building does not embody distinctive architectural characteristics. The building is a basic enframed window wall commercial style concrete block building with decorative details that include a faux buttress with an arched doorway and an iron gate on the southeast corner of the building. This detail provides some architectural personality to what is otherwise a utilitarian design. As such, the building at 1269 East Santa Clara Street does not appear to be important for its type, period, or method of construction. It is also not the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the building at 1269 East Santa Clara Street retains historic integrity, the property lacks historical and architectural significance, and therefore does not appear to meet the criteria for listing in the National Register. Furthermore, 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 meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> "Garden City Tract" Santa Clara County Recorder Book of Maps A, page 12; Thomas Bros. Block Book of San Jose, ca.1921 to 1942; Sanborn Fire Insurance Maps, San Jose, 1884, 1891, 1915, 1950, and 1961; and San Jose City Directories, 1938 to 1961.

**P1. Other Identifier:** 1261 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1261 East Santa Clara 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: 467-09-043

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

One of a connected row of buildings, the concrete masonry unit building at 1261 East Santa Clara Street was constructed in 1947 and is currently occupied by Vietnam Printing. The rectangular building is an unembellished one-part commercial block style. A parapet crowns the flat roof, and the stucco-clad walls sit on a concrete foundation. Under a stucco finished awning, supported by thick walls at the southwest and southeast corners, the inset store front features wood siding above a band of large plate glass windows on a base lined with metal siding. The central entrance is recessed and set with double wood and glass 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.)

P5b. Description of Photo: (View, date, accession #)  
Photograph 1, camera facing north,  
May, 30, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1947, San Jose Building Permit

\*P7. Owner and Address:  
Robert A. & Joséphine G. Caudillo  
4734 Hale Avenue  
La Verne, CA 91750

\*P8. Recorded by: (Name, affiliation, address)  
C. McMorris/ K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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 building B4. Present Use: commercial building

\*B5. Architectural Style: One-Part Commercial Block

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1947, alterations unknown

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: unknown b. Builder: John Rae

\*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 1261 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located on Lot 2, Block 7 of the Garden City Tract subdivision. The Hermann Brothers surveyed the block for subdivision in 1887 for the Easton Eldridge Company. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development, and its eventual annexation into the City of San Jose. (See Continuation Sheet)

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

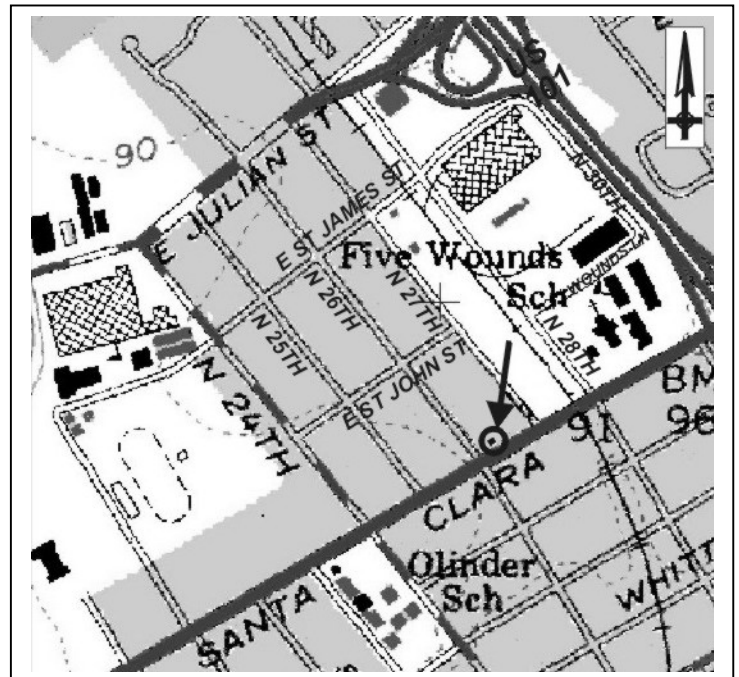
\*B12. References: Sanborn Map Company, San Jose (1884-1950); Thomas Bros. Block Book of San Jose, ca. 1947 to 1975; City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002; "Garden City Tract," County Recorder Book of Maps B, page 70.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)





### **B10. Significance (continued):**

By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue to provide for a sewer system, street improvements, and a new library. They also passed various ordinances that aided the community's development. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The commercial building at 1261 East Santa Clara Street was built in 1947 by John Rae, contracted by the original landowner, Dick Orlando. That same year, B. H. Painter obtained ownership of the lot and undertook an expansion in 1948 followed by a remodel in 1951. Earlier, in 1940, B. H. Painter also owned the property at 1255 East Santa Clara Street where he constructed another commercial building. The Linoleum & Carpet Mart was the first business to occupy the building at 1261 East Santa Clara Street. By 1954, Barone's Outlet Furniture occupied the building. It was listed as vacant for a short period and by 1960 a second furniture store, Western Studio Furniture, occupied the location. In 1965, the Saint Vincent De Paul Thrift Store was at this location, operating as late as the early 1970s, when it appears the Youth Career Action Center Thrift Store, owned by the San Jose Unified School District was in operation at the location. Currently the shop is leased to Vietnam Printing.<sup>2</sup>

The property at 1261 East Santa Clara Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The commercial building does not embody distinctive architectural characteristics. The building is a one-part commercial block and does not appear to be important for its type, period, and method of construction. One-part commercial block style buildings are one-story buildings with narrow street frontages and façades that consist mostly of plate glass windows and entrances surmounted by cornices and parapets. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the building at 1261 East Santa Clara Street retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> San Jose Building Permits: #3776 (July 11, 1947), #4908 (February 9, 1948), and #1363 (August 8, 1951); and San Jose City Directories, 1947-1975.

P1. Other Identifier: 1255 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 1961, photo revised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1255 East Santa Clara 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: 467-09-044

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

The Moderne style building located at 1255 East Santa Clara Street was built in 1940 and is now occupied by Wendy's Fabric & Lace. The rectangular footprint is rounded on the southwest corner. The wood frame building sits on concrete foundation and is clad in stucco, with streamlined decorative parapet walls partially concealing a bowstring truss roof. A shed roof extension appears on the north side. The large wood framed plate glass windows on the south and west sides are finished with decorative stucco surrounds (**Photograph 1**). The east wall is adjacent to the neighboring building. The store entrance is on the south side and consists of a pair of replacement glass and metal frame doors with a stucco surround. On the west side a single doorway has been removed, infilled, and covered with stucco siding. (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 north,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1940, San Jose City Building Permit

\*P7. Owner and Address:  
Robert A. & Josephine G. Caudillo  
4734 Hale Avenue  
La Verne, CA 91750

\*P8. Recorded by: (Name, affiliation, address)  
C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Wendy's Fabric & Lace

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

\*B5. Architectural Style: Moderne

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1940; alterations unknown

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: unknown b. Builder: Benjamin H. Paintes

\*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 1255 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 1, Block 7 of the Garden City Tract subdivision. In 1887, the Santa Clara County Recorder's office approved the survey of twelve blocks, bound by North 24<sup>th</sup> Street, North 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, subdivided for the Easton Eldridge Company. During the turn of the century, development in the subdivision was slow and unsystematic as individuals purchased parcels for residences. The area's development remained mostly residential until the 1920s and 1930s when small businesses began to appear on East Santa Clara Street. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. (See Continuation Sheet)

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

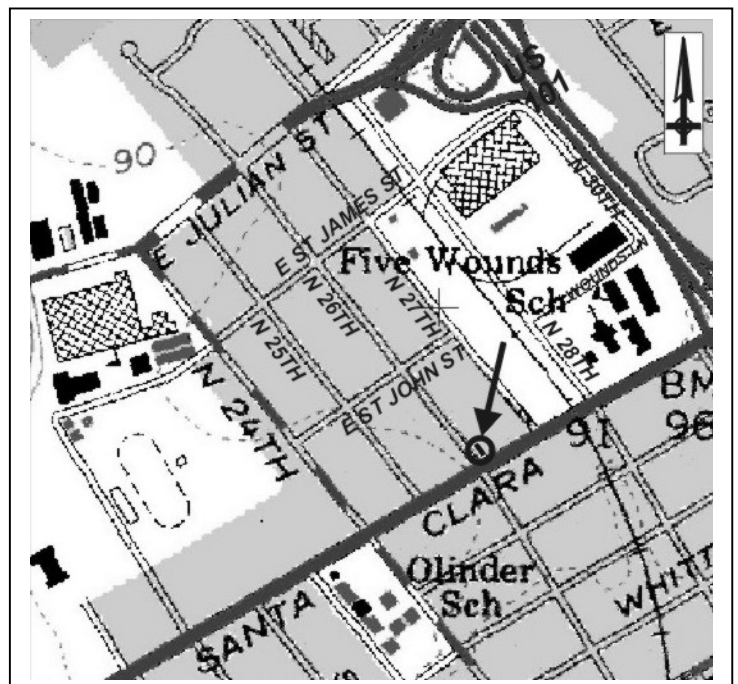
\*B12. References: Santa Clara County Recorder's Book of Maps, Sanborn Map Company, San Jose (1884-1961); City Directories (various years); Santa Clara County Assessor Records as reported to First American Real Estate Solutions online service (2002); Thomas Bros. Block Book of San Jose, ca.1921 to 1942; and USGS Quadrangles, San Jose and San Jose West (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The rear entrance, approached through a paved parking area on the north side of the lot, consists of a wood panel replacement door with fanlights. A raised concrete filled brick flower bed wraps around the building from the west side of the main shop entrance to the north side of the removed door on the west side of the building, as seen in **Photograph 1**. An angular plastic and metal electric sign is attached by metal braces to the rounded southwest corner of the roof is (**Photograph 2**).

### **B10. Significance (continued):**

Between 1906 and 1911, the Town of East San Jose was separately incorporated and had roughly 1,400 residents. The town's Board of Trustees passed a bond issue and various ordinances to provide for community development such as a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a small, commercial area along Alum Rock Avenue (now East Santa Clara Street). By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The parcel on which the building at 1255 East Santa Clara Street sits was owned by the San Jose Railroad until C. Gueria purchased the lot in 1936. In 1940, the parcel was developed by Benjamin H. Paintes, a building contractor who constructed a restaurant. Lloyd Halverson's Liquors, which had been located across the street at 1250 East Santa Clara Street in 1940, occupied the building by 1943. The liquor store was replaced by 1947 with a restaurant owned by Ray Agnoletti. A second liquor store was established in the shop by 1950. De Rose's Liquors was successful enough to expand into De Rose's Cocktail Lounge, operating through the early 1960s when it was replaced with the nightclub Lou-Lenny's Bachelors Club. The Bachelors Club closed by 1975, and the building was vacant for a few years until the Casa Blanca Club was established in the late 1970s. The current owners purchased the building in 1984 and it now houses Wendy's Fabric & Lace.<sup>2</sup>

The property at 1255 East Santa Clara Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), as it is one of many different commercial buildings that were constructed in this area of Santa Clara Street during the mid-twentieth century. Similarly its inhabitants do not appear to have made significant contributions to local, state, or national history (Criterion B). The building also does not embody distinctive architectural characteristics. The shop at 1255 East Santa Clara Street is a modest example of a Moderne style commercial building, an architectural style that was popular from the 1920s through the 1940s. The essence of the Moderne movement was a streamlined image imitative of the clean aerodynamic lines of airplanes and ships, an emphasis on function and production born out of the Great Depression. Rounded edges, corner windows, horizontal lines, and flat roofs were the styles main elements. Front doors, window trim, railings, and balusters were fabricated in materials like glass blocks and polished metal. It is unclear whether the building at 1255 East Santa Clara Street was originally constructed with more

<sup>1</sup> 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.

<sup>2</sup> Thomas Bros. Block Book of San Jose (ca.1921 to 1942), volume 2, page 194; and Building permit # 9638; and Sanborn Fire Insurance Maps, San Jose, 1950, and 1961; and San Jose City Directories, 1936 to 1979, and Santa Clara County Assessor Records as reported to First American Real Estate Solutions online service (2002).

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-30

\*Recorded by C. McMorris/K. Kennedy \*Date May 30, 2002  Continuation  Update

streamlined features that it currently has because of successive modifications to the exterior. The building's Moderne characteristics include its curved southwest corner, smooth stucco exterior finish, and its horizontal stripes at the parapet. Alterations include replacement windows and doors, the rear addition and probably the current sign, none of which appear to date to 1940. Additionally, the buildings bowstring truss roof decreases the effectiveness of its Moderne design. While the building at 1255 East Santa Clara Street is a Moderne style commercial building, it was modestly executed and does not appear to be important for its type, period, or method of construction. It also does not appear to be the work of a master architect or builder and it does not possess high artistic style. The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the building at 1255 East Santa Clara Street retains historic integrity, the property lacks historical and architectural significance. The building not only lacks historic and architectural significance, it also lacks historical integrity. Furthermore, 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 meet the significance criteria as outlined in these guidelines.

### Photographs (continued):



**Photograph 2.** Sign, camera facing south, May 30, 2002.

P1. Other Identifier: 23 North 26<sup>th</sup> 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 \_\_\_\_\_ (1961, photorevised 1980) T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 23 North 26<sup>th</sup> 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: 467-10-009

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

The single-family residence located at 23 North 26<sup>th</sup> Street is a remodeled one-story wood frame home built in 1904. Sitting on a concrete foundation with a rectangular footprint, the walls are mostly sheathed in vertical replacement siding finished with cornerboards. The small Workingman's Foursquare style house is capped with a hipped roof with composition shingles and a fascia board. The slightly projecting eaves overhang the frieze board. As shown in **Photograph 1**, the east side is dominated by a hipped overhanging element, supported by three square wood posts, that shelters a wood porch and vinyl double hung replacement windows on a bay window north of the porch. The wood panel entry door is centered under the hipped element. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single-Family Property

\*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 northwest, May 30, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1904, County Assessor's record

\*P7. Owner and Address:

Gustavo O. Garcia

23 N 26<sup>th</sup> Street

San Jose, CA 95116

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

C. McMorris/K. Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "Historic Resources Evaluation Report: Silicon Valley Rapid Transit Corridor, BART Extension to Milpitas, San Jose, and Santa Clara."

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Workingman's Foursquare

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1904, 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.)

The property at 23 North 26<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 8, Block 4 of the Garden City Tract subdivision. The Easton Eldridge Company contracted Hermann Brothers survey the Garden City Tract subdivision in 1887. Scattered houses were built in the subdivision during the 1890s through the 1920s, with businesses and light industrial manufacturers established on North 27<sup>th</sup> and North 28<sup>th</sup> Streets starting in the 1940s. (See Continuation Sheet)

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

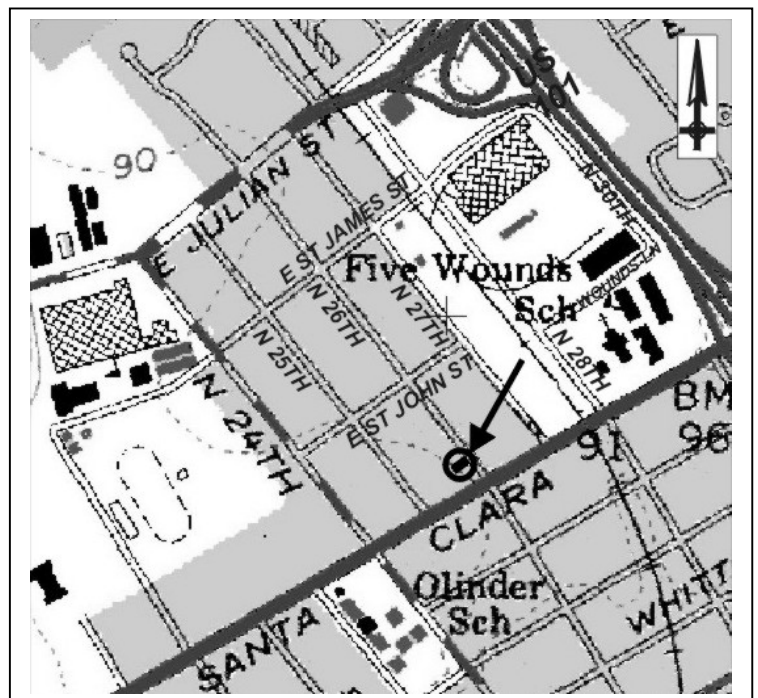
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The south side features three vinyl double hung replacement windows. The original wood double hung windows presented on the north side are set singly and in a pair. The north side also features original horizontal drop siding. There is a shed roof extension on the west side with a small aluminum slider window and a box enclosure near the northwest corner of the building, shown in **Photograph 2**.

### **B10. Significance (continued):**

The building at 23 North 26<sup>th</sup> Street sits on the edge of the neighborhood that surrounds Five Wounds Church. The 1915 Sanborn maps show that homes were scattered throughout the area but were more densely grouped toward East Santa Clara Street. The Baptist Mission stood among the homes, as did the Garden City Sanitarium. The Temple Laundry Company, San Jose Railroad's electric car painting facility, and the San Jose Water Company's 17<sup>th</sup> Street Plant and Reservoir were also located in the area. Built in 1904, the house at 23 North 26<sup>th</sup> Street stood on the block with only four other dwellings as late as 1915. Joseph V. Jones owned the residence during the 1910s. The property changed hands several times before George L. Quentel, a carpenter, and his wife Elizabeth purchased the house in 1927. By 1940 the Quentels sold the house to a clothes presser for Blum's, Willfred Perron, who lived there for the next decade. Ownership of the residence continued to change frequently after 1950.<sup>1</sup>

The property at 23 North 26<sup>th</sup> Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The residence is a small Workingman's Foursquare style single-family house, a style that evolved during the Victorian period, gaining popularity at the turn of the century. Popular as catalog houses, Four-square homes were commonly two-story square buildings with hipped roofs, and either a porch or a veranda. These houses were clad in wood siding, brick, stucco, or concrete block. Smaller versions were popular as inexpensive homes. Maintaining the characteristics of the style, the smaller examples had squarish plans capped by hipped roofs and featured a porch or veranda. The addition of a bay window was a common interpretation of the style. The house at 23 North 26<sup>th</sup> Street has all of the features of the early small Foursquare with Victorian influences, but is a modest example of the style and therefore does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been modified through the installation of replacement vinyl windows, replacement vertical siding, and the addition of the shed element on the west side of the building. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Sanborn Fire Insurance Maps, San Jose, 1884, 1891, 1915, and 1951; and San Jose City Directories, 1927 to 1957.



Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-31

\*Recorded by C. McMorris / K. Kennedy \*Date May 30, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** East and north sides, camera facing southwest, May 30, 2002.

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

Primary # P-43-001413  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (assigned by recorder) 1201 East Santa Clara Street (1201-1211)

P1. Other Identifier: Vicari Building **JRP Map Reference #10-32** Ref. No. 38

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 1201 East Santa Clara Street (1201-1211) City San Jose Zip 95116  
d. UTM: Zone 10; \_\_\_\_\_ mE / \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-10-012

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

Erected in 1927, this classical commercial building houses three retail businesses, four upstairs apartments, and one upstairs office. The building faces south on a corner parcel in the East Santa Clara Street commercial district; the main façade and west side wall adjoin the sidewalk, with no setback. The rear portion of the parcel, accessible from the side street, is paved for parking. There are two small buildings at the rear—a garage and a former wine warehouse. The garage is a one-story, wood-frame structure with a gable roof and stucco-clad walls. The former wine warehouse is a one-story, wood-frame structure with a hip roof, stucco-clad walls, and a 6-panel sliding wood door.

The front building is a two-story structure combining reinforced concrete and brick construction. Walls are sheathed in stucco except at the rear, where the concrete framing and brick are exposed. The building has a rectangular plan and a flat or sloping roof concealed behind a parapet. The unadorned east side wall incorporates a light well on the upper story. The street façades are more elaborately finished. A metal cornice and a stuccoed frieze and belt course wrap around the two façades. The west side façade has five double-hung windows on the upper story and a doorway and display window at ground level. The symmetrical façade consists of two sets of storefronts flanking an arched entry to the upper floor. Each storefront is surmounted by a wide tripartite window, and each arched entry is surmounted by a wrought-iron balcony with double doors. The storefronts have angled display windows and recessed entries; one storefront (1201) retains a multi-light transom. The arched stair entries retain glass-paneled wood doors with three-light transoms. Ornament includes panels of multihued ceramic tile under the tripartite windows and cast-stone trim on the arches in the form of denticulated cornice moldings with pendants. (see continuation sheet)

**P3b. Resource Attributes:** HP6--Commercial Building

**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  
1927

**P7. Owner and Address**  
Vicari, Antone E. & Angela N. Trs.  
738 N. 18<sup>th</sup> St.  
San Jose, CA 95112

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

Ward Hill and Woodruff Minor, Architectural  
Historians and Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**JRP Map Reference #10-32**

NRHP Status Code \_\_\_\_\_

Page 2 of 3

Resource Name or #: (assigned by recorder) 1201 East Santa Clara Street (1201-1211)

B1. Historic Name: Vicari Building

B2. Common Name: \_\_\_\_\_

B3. Original Use: Retail/Residence B4. Present Use: Retail/Residence/Office

B5. Architectural Style: Spanish Colonial Revival

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

Constructed in 1927, the building has been moderately altered. The stucco veneer on the street facades as well as the polished granite bases and aluminum-framed windows of the storefronts appear to be new. New awnings have been added to windows and storefronts, and most of the storefront transoms have been enclosed.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: Dyke Walton (?) B9b. Builder: Dyke Walton

B10. Significance: Theme Commercial Architecture Area San Jose

Period of Significance 1927 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 Vicari Building at 1201 East Santa Clara Street was constructed in 1927 by Dyke Walton. Walton was also know to design the building he constructed. The building was built by owner Nick Vicari, a local grocer, at a cost of \$8,000. After the building's construction, Vicari operated his grocery/liquor business in #1201 and there were two other storefronts at #1211 and #1219. Apartments were located upstairs, addressed at #1213. In 1938, a wine warehouse was constructed at the rear of the building, and it was also constructed by Dyke Walton. In recent years the building has undergone renovation.

(see continuation sheet)

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

**B12. References:**

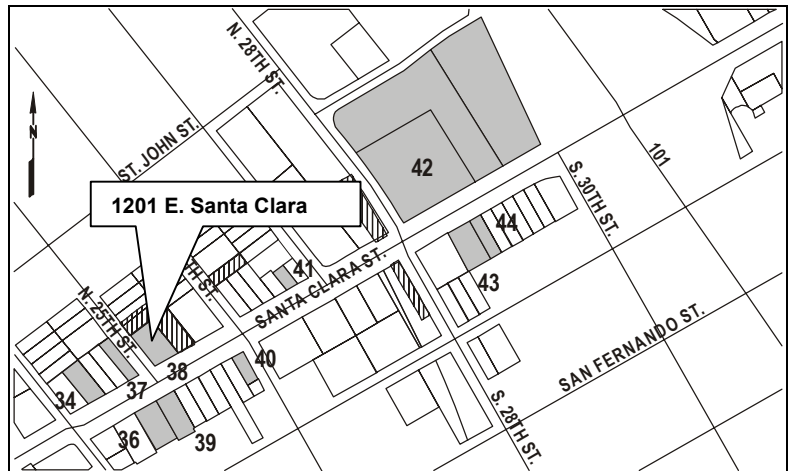
- San Jose Building Permits, #746, 8/15/1927.
- San Jose City Directories, 1926-1954.
- San Jose Sanborn Fire Insurance Maps, 1921-1961.
- Thomas Bros., Block Book, 1924.

**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 3 Resource Name or #: (assigned by recorder) 1201 East Santa Clara Street (1201-1211)  
Recorded by Ward Hill Date: June 2002  Continuation   
Update

**P3a. continued**

The building has been moderately altered. The stucco veneer on the street facades as well as the polished granite bases and aluminum-framed windows of the storefronts appear to be new. New awnings have been added to windows and storefronts, and most of the storefront transoms have been enclosed.

**B10. Continued**

*Evaluation*

This modest, 1927 retail/apartment building at 1201 East Santa Clara Street retains a fair level of historic integrity. The original storefronts have largely been remodeled with modern alterations. The main exterior facades (south and west) have been covered with new stucco. Even if it retained a higher level of integrity, the building does not appear to be a sufficiently exceptional or rare example of a classical style retail building to be eligible for the National Register under Criterion C or the California Register under Criterion 3. The various 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. 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, 1201 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.

P1. Other Identifier: 45-47 North 25<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 45-47 North 25<sup>th</sup> 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: 467-10-042

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

The wood frame Bungalow style duplex located at 45-47 North 25<sup>th</sup> Street was built in 1926. Shown in **Photograph 1**, the house has a side-clipped gable roof clad in composite shingles and stucco-clad walls. The eaves have exposed notched rafters and wood brackets. Wooden louvers appear under the hipped gables on both the north and south sides. Sitting on a concrete foundation with a nearly rectangular footprint, the house has two entries. The east side is dominated by an offset hipped extension that shelters a concrete porch leading to the entry door. The porch, approached by concrete steps with low brick walls and metal rails, includes an arched entryway and wood panel door with four small lights. To the north of the extension is a fixed window and multi pane transom, flanked by wood double hung windows. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP3) Multi Family Property; (HP4) Ancillary 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,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1926, County Assessor's record

\*P7. Owner and Address:

James R. Jr. & Karen C. Hartley

PO Box 878

San Jose, CA 95108

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

C. McMorris/K. Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: multi family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1926, 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.)

The property at 45-47 North 25<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located on North 25<sup>th</sup> Street between East St. John Street and East Santa Clara Street on Lots 8 and 10 of Block 1 of the Garden City Tract subdivision. The Easton Eldridge Company subdivided this twelve-block area, bound by North 24<sup>th</sup> Street, North 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887 as part of East San Jose. (See Continuation Sheet)

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

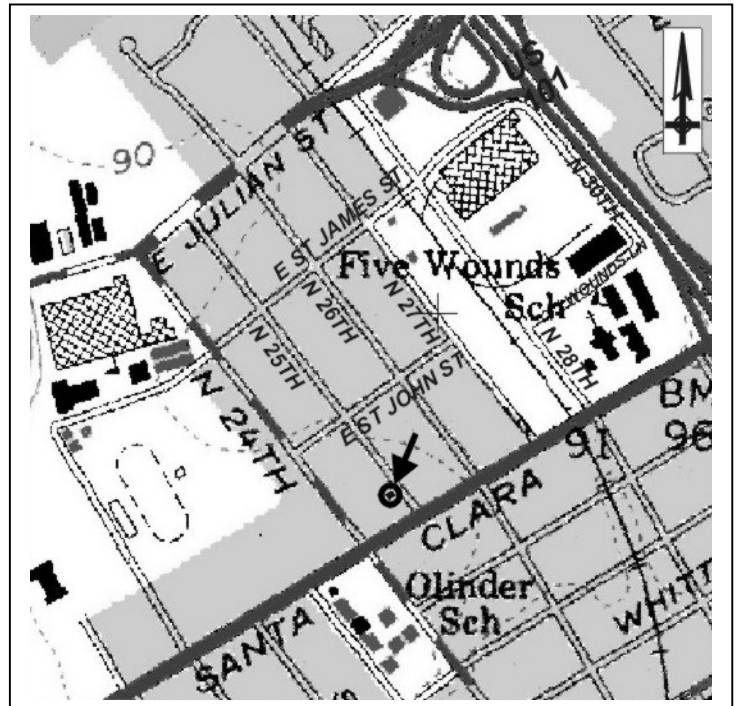
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The second entry is on the south side and is approached through a brick walled courtyard, screened by large shrubs. The south side also features an external stucco clad chimney with a metal cap, and a second chimney is visible above the roofline on the west side. There is a west-facing gable roof extension on the west side. Metal sheeting covers the windows on the north side. An open wood frame detached garage with a gable roof is located southwest of the duplex.

### **B10. Significance (continued):**

Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development, such as a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Frank Duino, an insurance agent, and his family built the house at 45-47 North 25<sup>th</sup> Street in 1926 and resided in it through the 1950s. The Duinos also built the detached garage in 1929. Ownership transferred to Joseph Duino by 1943. The Duinos began renting part of the house in the mid 1940s and must have altered the single-family home into a duplex at this point. It appears that the current owner's father, J.R. Hartley, rented half of the duplex for a short time during the 1940s, as did C.K. Schlegel. Yolanda Duino, a stenographer at the City Board of Education, owned the residence by 1950. Yolanda Duino later worked as a bookkeeper at Portola Cleaners and stayed at the dwelling after her marriage in the mid-1950s.

The property at 45-47 North 25<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do the Duinos or any other inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The Bungalow style duplex does not embody distinctive architectural characteristics. Plans for Bungalow homes, including duplexes, were available in catalogs, helping to make this style popular throughout the country as well as East San Jose. The duplex at 45-47 North 25<sup>th</sup> Street does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Although the residence retains historic integrity, the property lacks historical and architectural significance. The property has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

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

Primary # P-43-001412  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (assigned by recorder) 1191 East Santa Clara Street

P1. Other Identifier: Mayfair Theater **JRP Map Reference #10-34** Ref. No. 37  
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; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M.  
c. Address 1191 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 467-10-043

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

Erected in 1949, this former movie theater—currently a church—faces south on a corner parcel in the East Santa Clara Street commercial district. A driveway runs along the north (rear) property line to a parking area. The building's east side and main façade front on the sidewalk. The one-story structure has a rectangular plan and a rounded hip roof concealed by a parapet that steps up at the front. The structure has a concrete foundation, a reinforced-concrete frame, concrete-block walls, and a wood-frame roof. The side and rear elevations are simply detailed, with exposed frame and concrete block. Two sets of metal double doors flank a one-story extension at the rear.

The visual interest of the building is confined to the façade with its marquee and corner tower. The upper portion of the façade is sheathed in stucco; the parapet steps down to the left, and there is built-up panel of stucco below the parapet. The lower portion of the façade, at street level, is clad in flagstone. A total of seven metal-framed glass cabinets for displaying posters are set into the flagstone. The triangular metal marquee, with neon stars and stripes, cantilevers over the sidewalk, supporting a rounded and reeded metal element with neon tubing that steps up the center of the façade to the parapet. The focus of the recessed, tiled foyer is an octagonal ticket booth with flagstone and glass block base, a wraparound glass top, and a canopy with aluminum facing. The most striking feature of the theater is the futuristic corner tower. The tower is round, with a flagstone and glass block base, a stucco-clad shaft, and a metal finial outlined with neon tubing. The cylindrical shaft steps up to a smaller metal cylinder capped with five saucer-like elements stacked one atop the other, culminating in a tiny sphere and spire. The imagery is evocative of rocket ships and flying saucers, which were subjects of public fascination when the theater was built. The neon-accentuated name "Mexico" (in upper case letters) appears as signage atop the marquee and (vertically) on the tower.

(see continuation sheet)

**P3b. Resource Attributes:** HP10--Theater

**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  
1949

**P7. Owner and Address**  
Borges, Jose O. & Laura G.  
1611 Plymouth Ave.  
San Jose, CA 9

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

Ward Hill and Woodruff Minor, Architectural  
Historians and Charlene Duval, 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) \_\_\_\_\_



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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**JRP Map Reference #10-34**

NRHP Status Code \_\_\_\_\_

Page 2 of 3

Resource Name or #: (assigned by recorder) 1191 East Santa Clara Street

B1. Historic Name: Mayfair Theater

B2. Common Name: \_\_\_\_\_

B3. Original Use: Movie Theater B4. Present Use: Church

B5. Architectural Style: Moderne

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

1191 East Santa Clara Street was constructed in 1949. Except for the painted flagstone veneer and broken neon tubing, the exterior of the theater appears to be unaltered.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: Otto Deichman, San Francisco B9b. Builder: Aldo P. Savio (Mark Thomas & Co.)

B10. Significance: Theme Theater Architecture Area APN 467-10-043

Period of Significance 1949 Property Type Theater Applicable Criteria A/1 and C/3

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

The Mayfair Theater building, located at 1191 East Santa Clara Street, was constructed in 1949 by property owner Walter D. Haugh. The architect for the project was a well-known Northern California theater architect Otto Deichman of San Francisco. The contractor and engineer was Aldo P. Savio, vice-president of Mark Thomas & Company, an engineering firm that remains in business today. The 800-seat theater was soon purchased and operated by Arthur and Chiverlette Yarmine. The couple also ran the El Rancho Drive-In Theater. In 1962, it was sold to Affiliated Theaters, Inc. of Los Angeles and San Francisco, who changed the name to the Esquire Theater. Robert L. Lippert, head of Affiliated, may have done \$25,000-worth of refurbishing interior and exterior after the purchase. Lippert at the time of the purchase owned 49 movie theaters and was also a producer of movies in Los Angeles. The new manager was James Chapman.

(see continuation sheet)

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

**B12. References:**

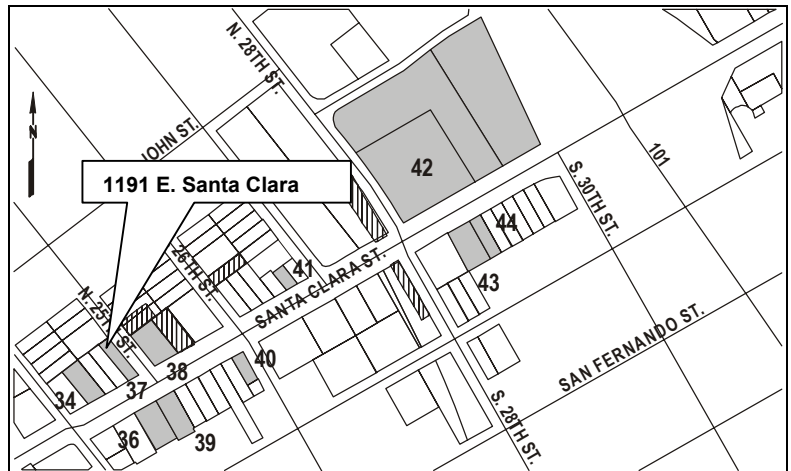
- G. A. Goss, Personal Communication, 2002.
- G. A. Laffey, Historical Resources Form #281, 1992.
- San Jose Building Permits, #7123, 12/24/1948.
- San Jose City Directories, 1947-1954.
- San Jose Mercury, Mayfair Theater Sold; Time to Take Esquire Name, 9/18/1962.

**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)



Page 3 of 3

Resource Name or #: (assigned by recorder) 1191 East Santa Clara Street

Recorded by Ward Hill  
Update \_\_\_\_\_

Date: June 2002

Continuation

**P3a. continued**

**JRP Map Reference #10-34**

The interior is plainly detailed, with stucco-clad walls, fold-up theater seats in the sloping auditorium, and a stage flanked by rounded walls. Except for the painted flagstone veneer and broken neon tubing, the exterior of the theater appears to be unaltered.

**B10. Continued**

*Evaluation*

The Moderne Style movie theater at 1169 East Santa Clara Street retains a high level of integrity. The only significant alteration is the addition of the flagstone veneer on the front façade, an alteration that does not greatly diminish the theater's architectural character. The theater is a particularly exceptional Moderne Style building in San Jose, especially in the context of East San Jose where few examples of this style popular in the 1940s can be found. The theater is also rare intact example of a Pre-1950 neighborhood movie theater, many of which have been demolished or extensively remodeled in recent years. Consequently, this theater appears to be a sufficiently exceptional of its type and style to be eligible for the National Register under Criterion C or the California Register under Criterion 3. The theater also appears significant as a rare neighborhood movie theater in San Jose, thus it appears to be eligible under Criterion A or Criterion 1 because of its association with themes of historical or cultural significance. 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. In conclusion, 1191 East Santa Clara Street appears to be eligible for the National or the California Register because it appears to be significant under Criteria A and C or Criteria 1 and 3. The area of significance is the assessor's parcel and its period of significance is the building's construction date, 1949. The building does not appear to be a contributing structure to a National or California Register eligible historic district.

**P5. Photo**




Octagonal ticket booth

P1. Other Identifier: 1187 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  1961, photo revised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1187 East Santa Clara 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: 467-10-044

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

The two-story concrete masonry unit building at 1187 East Santa Clara Street has a flat roof and stands in a row of other shops on the north side of the street. The commercial building is in the style of the two-part commercial block, which was the most common architectural composition for small and medium sized commercial buildings from the 1850s to the 1950s. Sitting on a concrete foundation with a rectangular footprint, the store faces south. Its façade is sheathed in stucco with textured stucco panels and a decorative stucco bowtie element on the second story, as seen in **Photograph 2**. The storefront is recessed at an angle and features a large plate glass store window on the west side flanked to the east by a replacement glass and aluminum door (**Photograph 1**). A second entry adjacent to the first leads to the second store. The second entry door is the same as the first but features a jalousie window above it.

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 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 northwest,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1954, County Assessor's record

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

\*P8. Recorded by: (Name, affiliation, address)  
C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Foto Mexicao II

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

\*B5. Architectural Style: Two-Part Commercial Block

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1954, 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.)

The property at 1187 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located on the west half of the original Lot 5, Block 1 of the Garden City Tract subdivision. The Easton Eldridge Company contracted the Hermann Brothers to subdivide this twelve-block area, bound by 24<sup>th</sup> Street, 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887. By the 1910's the south side of the block was only sparsely developed, with only two dwellings located along East Santa Clara Street. By the early 1950's however, a movie theatre had replaced one of the dwellings and a restaurant and shopping complex had been built on the parcel adjoining Lot 5. (See Continuation Sheet)

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

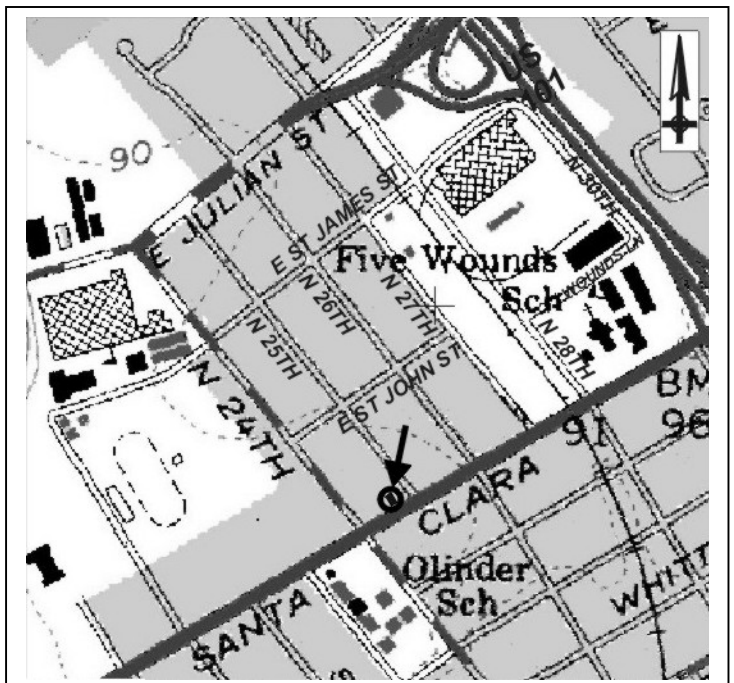
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: May 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

The commercial building at 1187 East Santa Clara Street was built in 1954. Although the builder is unknown, it was completed, by 1957 and subsequently occupied by Calado Photography, which remained at that location through the early 1970s. Vacant in the late 1970s and early 1980s, Mexico Video and A. Mendoza and Guerro Jewelers occupied the building by 1987.<sup>1</sup>

The property at 1187 East Santa Clara Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The two-part commercial block building does not embody distinctive architectural characteristics. The two-part commercial block style typically consists of a two to four story building arranged with a storefront at street level and private rooms, such as living quarters, hotel rooms or offices, above. The building exhibits a minimum amount of detail and appears to have had some detail removed in the mid-section above the storefront. Therefore, this building does not appear to be important for its type, period of method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been modified through the installation of replacement windows and doors and the removal of or stuccoing over decorative elements. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Sanborn Fire Insurance Maps, 1915, 1930, 1938, 1951, 1961; and San Jose City Directories, 1950-1987.  
DPR 523L (1/95)

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-35

\*Recorded by C. McMorris/K. Kennedy \*Date May 30, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** Camera facing north, May 30, 2002.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-36

P1. Other Identifier: 1175-1183 East Santa Clara 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 E 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1175-1183 East Santa Clara 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: 467-10-045

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

Built in 1946, the commercial building at 1175-1183 East Santa Clara Street has an Art Deco storefront and currently houses Linda's Mexican Food and Casa Mexico. The brick building, clad in stucco, is crowned with a parapet featuring decorative fluting that drops like a waterfall, creating breaks in the parapet (**Photograph 2**). The storefront, sheltered by a fabric awning, consists of metal framed plate glass windows above concrete block facing that runs along the south (main) facade. The three recessed entries appear at this side where double aluminum framed glass replacement doors are located (**Photograph 1**).

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 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 north,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1946, Building Permit

\*P7. Owner and Address:

Victor Romano  
1502 Carmel Drive  
San Jose, CA 95125

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

C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Linda's Mexican Food

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

\*B5. Architectural Style: Art Deco

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1946; alterations unknown

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: unknown b. Builder: Aldo P. Savio

\*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 1175-1183 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located in old East San Jose on the original Lot 4, Block 1 of the Garden City Tract subdivision. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. The Easton Eldridge Company subdivided the twelve-block Garden City Tract area, bound by North 24<sup>th</sup> Street, North 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887. (See Continuation Sheet)

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

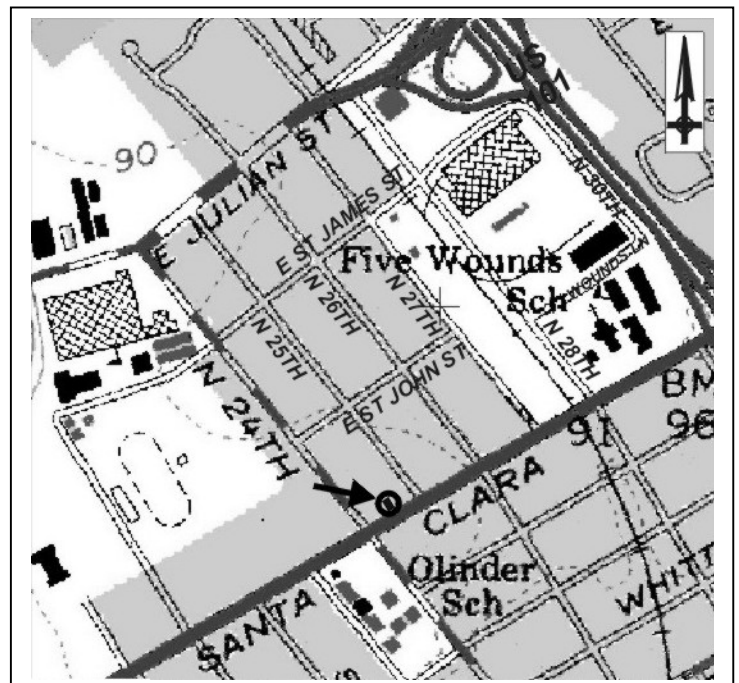
\*B12. References: Santa Clara County Recorder's Book of Maps, Sanborn Map Company, San Jose (1884-1961); City Directories (various years); Santa Clara County Assessor Records as reported to First American Real Estate Solutions online service (2002); Thomas Bros. Block Book of San Jose, ca.1921 to 1942; and USGS Quadrangles, San Jose and San Jose West (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)





### **B10. Significance (continued):**

The Hermann Brothers conducted the survey. The lots sold slowly and the area remained mostly residential until the 1920s and 1930s when small businesses began to appear on East Santa Clara Street.<sup>1</sup>

Block 1 developed primarily as residential properties except on the south side, which fronted East Santa Clara Street. By 1915 the south side of the block had only two dwellings located along East Santa Clara Street, and as late as 1951 the only other buildings included a movie theatre that replaced one of the dwellings, a new restaurant, and a shopping complex. The commercial building at 1175-1183 East Santa Clara Street was built by Aldo P. Savio in 1946 for owner Walter D. Haugh. It was divided into three commercial areas using the addresses 1175, 1179, and 1183 East Santa Clara Street. Within a short time Henry La Barbara opened a restaurant at 1179 East Santa Clara Street. Since 1952, many successive tenants have occupied the three store areas, including The Beauty Manor, Little Thrift Shop, a vacuum sales and service shop, May's Fountain and Grill, watch repair stores and gift shops, florists, and a realty company. May's Fountain and Grill became the Bell Fountain and Grill, operating from 1952 through 1965. Restaurants also occupied the building throughout the 1970s and 1980s. Linda's Mexican Food, the current occupant of 1179 East Santa Clara Street, and Casa Mexico at 1183 East Santa Clara Street were there as early as 1987.<sup>2</sup>

The property at 1175-1183 East Santa Clara Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The building is a one-story commercial building with some Art Deco elements, but does not appear to be distinct for its type, period, or method of construction. Art Deco style buildings emphasize vertical lines and feature flat roofs and stylized decorations, often in geometric or floral motifs. Although the building at 1175-1183 East Santa Clara Street has been altered, it retains some Art Deco detailing in the decorative fluting on the parapet. Nevertheless, the property does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been modified. These modifications include replacement doors and alterations to the storefront. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. This property has 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> Sanborn Fire Insurance Maps, 1915, 1938, 1951, 1961; and San Jose City Directories, 1943-1987; and San Jose Building permit #6258.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #10-36

\*Recorded by C. McMorris/K. Kennedy \*Date May 30, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** Camera facing north, May 30, 2002.

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

Primary # P-43-001409  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (assigned by recorder) 1169 East Santa Clara Street

P1. Other Identifier: B. F. Allen House **JRP Map Reference # 10-37** Ref. No. 34  
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; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M.  
c. Address 1169 East Santa Clara Street (607 Alum Rock Ave.) City San Jose Zip 95116  
d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-10-046

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

Erected in 1888, this large Queen Anne residence (which has been subdivided into units) faces south on a mid-block parcel in a predominantly commercial district. It has a shallow setback that is partially landscaped with a lawn, shrubs, and small trees; the west half of the front yard is used for parking, as is the adjoining driveway. Larger trees are visible in the east side yard and backyard, which is bordered by a wood fence.

The two-story, high-basement house is clad in channel-rustic siding detailed with corner boards, a water table, and bands of shingles. The house has a generally rectangular plan with an angled front corner, two-story bays projecting to the front and sides, and a one-story extension at the rear. The roof system, with cladding of composition material, consists of a high pyramidal hip with subsidiary gables over the bays and a hip over the rear extension. The front bay is adjoined and overlapped by a hipped and gabled porch sheltering a recessed entry with transom. The tall rectangular windows are wood-sash and double-hung (1-over-1), except for the fixed-pane basement windows, several other fixed-pane windows on the first floor, and three 20-light attic windows in the gables. All windows are simply framed, with bracketed sills on most first-story windows. The house is adorned with milled wood ornament. Decorative bands of shingles wrap around the house at the second-story level (blocky shingles) and frieze level (notched shingles), and the gables are sheathed in fish-scale shingles. The porch has lathed posts with small brackets, a jigsawn frieze, and a lathed and jigsawn balustrade. Large curved brackets with pendants are set into the front bay and the angled front corner. The house (undergoing renovation in June 2002) is largely intact. The front stairs and porch have been rebuilt with brick; a small shed-roofed entry addition adjoins the driveway; and a narrow gabled extension has been added at the rear. The interior was not inspected.

**P3b. Resource Attributes:**  HP2—Single Family Property,  HP3—Multiple Family Residence

**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  
1888

**P7. Owner and Address**  
Velasquez, Gabriel R. & Donna L. Et Al  
P.O. Box 3040  
San Jose, CA 95156

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

Ward Hill and Woodruff Minor, Architectural  
Historians and Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

**JRP Map Reference #10-37** NRHP Status Code \_\_\_\_\_

Page 2 of 3 Resource Name or #: (assigned by recorder) 1169 East Santa Clara Street

- B1. Historic Name: B. F. Allen House  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Single Family Residence B4. Present Use: Multiple Family Residence  
 B5. Architectural Style: Queen Anne  
 B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1888, the house (undergoing renovation in June 2002) is largely intact. The front stairs and porch have been rebuilt with brick; a small shed-roofed entry addition adjoins the driveway; and a narrow gabled extension has been added at the rear.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown B9b. Builder: Unknown

B10. Significance: Theme Early Settlement of San Jose/Residential Architecture Area APN 467-10-046  
 Period of Significance 1888 Property Type Residential Applicable Criteria A/1 and C/3

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

The two-story residence located at 1169 East Santa Clara Street was constructed in 1888 by owner Benjamin F. Allen, a retired physician. He had not practiced medicine for sometime prior to his coming to California as he had acquired considerable wealth. Allen, a native of New York, and his wife Lucy moved to East San Jose from Illinois. They had four children, one of which was the wife of Senator Charles Cross of San Francisco. Allen died in 1891. His widow, Lucy, continued to reside at this location until her death in 1914. By the 1920a, Eva Vineta Butts owned the residence, living there until her death in 1954.

(see continuation sheet)

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

**B12. References:**

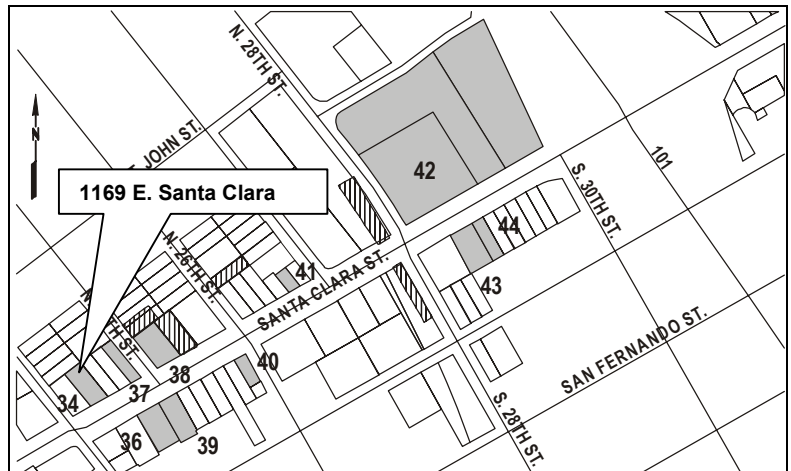
- San Jose City Directories, 1887-1954.
- San Jose Daily Mercury*, A Sudden Death, Dr. B. F. Allen Expires at His Residence, 8/13/1891.
- San Jose Sanborn Fire Insurance Maps, 1891-1961.

**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 3 Resource Name or #: (assigned by recorder) 1169 East Santa Clara Street  
Recorded by Ward Hill Date: June 2002  Continuation   
Update

**P3a. continued**

**JRP Map Reference #10-37**

One of three remaining two-story Victorians built in the late 1880s and 1890s as part of Brassy & Ahlers development era. Only five appear to have been built along Santa Clara Street.

**B10. Continued**

*Evaluation*

The major Queen Anne Style house at 1169 East Santa Clara Street retains a high level of integrity. The only alteration is the to front stairs and porch, now rebuilt in brick. The house has minor rear and side additions. The building retains all of its original ornamental details and virtually all of its original windows. The house is a particularly exceptional Queen Anne Style house in San Jose, especially in the context of East San Jose where many of the early houses have been extensively altered. Consequently, this house appears to be a sufficiently exceptional of its type and style to be eligible for the National Register under Criterion C or the California Register under Criterion 3. The house also appears significant as part of the early settlement of East San Jose, thus it appears to be eligible under Criterion A or Criterion 1 because of its association with themes of historical or cultural significance. 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. In conclusion, 1169 East Santa Clara Street appears to be eligible for the National or the California Register because it appears to be significant under Criteria A and C or Criteria 1 and 3. The area of significance is the assessor's parcel and its period of significance is the building's construction date, 1888. The building does not appear to be a contributing structure to a National or California Register eligible historic district.

P1. Other Identifier: 1161 East Santa Clara Street, 16 North 24<sup>th</sup> Street, and 18 North 24<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1161 East Santa Clara Street, 16 and 18 North 24<sup>th</sup> 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: 467-10-047

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

There are four buildings with three different addresses located on this parcel. The wood frame commercial building at 1161 East Santa Clara Street is occupied by Dulceria Mi Carnaval Party Supplies, a manufacturer of piñatas. Built circa 1945, the flat roofed building has a square footprint and sits on a concrete foundation. A framed wood overhang extends from the roofline on the east, south, and west sides. The north side features a shed awning. Horizontal flush wood boards sheath the walls and a band of boarded-up windows wraps around the south side, as seen in **Photograph 1**, ending in the middle of both the west and east sides is a recessed entry accessed by a single wood door centered on the south side. A plastic and metal sign supported by metal braces rests on the roof above the entry. Two walk-in metal storage containers are located to the northwest of the building. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes)

(HP6) Commercial Building, (HP2) Single Family Residence, (HP4) Ancillary Building

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

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

Photograph #1, commercial building at 1161 East Santa Clara Street, camera facing north, May 30, 2002.

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1919, 1922, 1923, 1945, City Directories

\*P7. Owner and Address:

Gabriel R. & Donna L. Velasquez, Carlos M. & Alberta J. Velasquez PO Box 3040

San Jose, CA 95156

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

C. McMorris/K. Kennedy JRP Historical Consulting Services 1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: Dulceria Mi Carnaval Party Supplies

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

\*B5. Architectural Style: 1161 East Santa Clara Street: One-Part Commercial Block; 16 and 18 North 24<sup>th</sup> Street: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built: 1161 East Santa Clara Street, ca. 1945; small building, ca 1919; 16 North 24<sup>th</sup> Street, ca 1922; 18 North 24<sup>th</sup> Street, ca 1923; 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.)

The property at 1161 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on the original Lot 1, Block 1 of the Garden City Tract subdivision. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to assist the community's development, such as providing for a sewer system, street improvements, and a new library. (See Continuation Sheet)

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

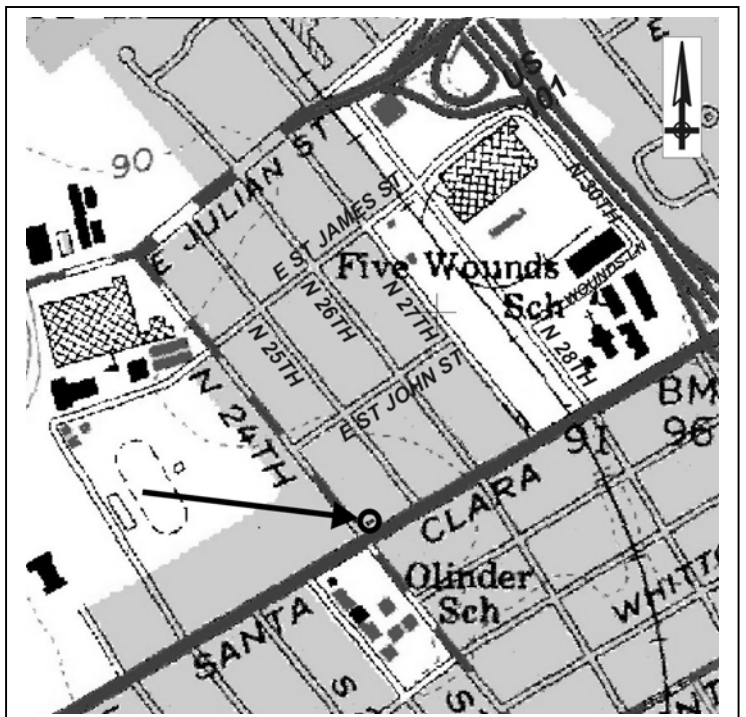
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; Santa Clara County Assessor Records as reported to First American Real Estate Solutions online service (2002); Thomas Bros. Block Book of San Jose, ca. 1921 to 1942; USGS Quadrangles, San Jose and San Jose West (1898-1978); and Aerials, 1931 and 1948, California Room, Marin Luther King Jr. Library, San Jose.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: May 30, 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The second building on the parcel, likely used as a storage building, is located directly north of the piñata shop. This small, wood-frame building was constructed circa 1919 (**Photograph 2**). Clad in stucco, the building features a low pitched, front gable roof with a small vent set under the gable peak. The door is set in the north facade, and the window openings are covered with plywood. A metal chimney protrudes from the northwest corner and a latticed patio connects this small building to the piñata shop.

Two small residences, carrying the addresses 16 and 18 North 24<sup>th</sup> Street, are located north of the buildings at 1161 East Santa Clara Street. The one-story, Bungalow style residence at 16 North 24<sup>th</sup> Street is directly adjacent to the storage building (**Photograph 3**). It is clad in stucco and features a low pitched, side gable roof with open eaves and exposed rafters. Attic vents are positioned directly below the gable peak. The west gable features a wide fascia board and five brackets. Fenestration consists of replacement aluminum sliding windows on the west side and 1/1 double hung wood frame windows with wood surrounds and sills on the remainder of the building. The front door, located near the southwest corner, is accessed by an inset concrete step. The wood door is centered between two battered pilasters. Sanborn maps suggest that both houses originally featured porches and main entrances on the west side, but no evidence of these porches remains. A detached front gabled garage located southeast of the residence features wooden swing doors and stucco siding.

The residence located at 18 North 24<sup>th</sup> Street is similar to the residence at 16 North 24<sup>th</sup> Street. The one-story, Bungalow style residence is clad in stucco and features a low pitched, side gable roof with open eaves and exposed rafters (**Photograph 4**). The west gable features a wide fascia board with notched ends and brackets. Its fenestration is similar to the other building. The residence's wood panel front door is also positioned at the southwest corner but is set flush with no pilasters. A detached garage is also located southeast of this residence.

### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The Easton Eldridge Company subdivided the twelve-block Garden City Tract area, bound by 24<sup>th</sup> Street, 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887. At the turn of the century, development in the subdivision was slow and unsystematic as individuals purchased parcels for residences. The area's development remained mostly residential until the 1920s and 1930s when small businesses like the one originally located at 1161 East Santa Clara began to appear. By the 1910s, the south side of Block 1 was only sparsely developed, with only two dwellings located along the street. The first building constructed on the parcel treated by this form was the small storage building located directly behind the piñata shop at 1161 East Santa Clara Street, built in about 1919 by W.H. Ferguson for use as a real estate office with the address 1149 East Santa Clara Street. Ferguson sold the entire parcel to Mary L. Schattschneider in June 1927, but Ferguson Real Estate continued to

<sup>1</sup> 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.



occupy the office building through 1945. George L. West served as manager of Ferguson Real Estate from 1926 until 1945. The larger building presently on the corner of North 24<sup>th</sup> Street and East Santa Clara Street was built circa 1945. The Cordone Realty Office took possession of the building by 1947 and remained there through 1979. The Dulceria Mi Carnaval Party Supplies store has occupied this building since 1991.

The house at 16 North 24<sup>th</sup> Street, built by W.H. Ferguson circa 1922, served as Ferguson Real Estate's temporary office that year. Ferguson used the dwelling as his home in 1923 and 1924, but it was vacant in 1925. The following year, George L. West, manager of Ferguson Real Estate, took possession of the house with his wife Alma and resided there through 1945. The dwelling housed many occupants following the Wests' departure. Successive tenants included Dean Dwyer, an agent for The Texas Company; Lon A. Ray, a driver, and his wife Susan; the Reverend John B. Broadway, the pastor of Bethel Temple Pentecostal Church, and his wife Caroline; Mrs. Arlene Lawson; and Juan Razo, a construction worker, and his wife Maria. The house was vacant in 1985, is currently owned by Gabriel and Donna Velasquez and Carlos and Alberta Velasquez. It is most likely is used as a rental.

The dwelling located at 18 North 24<sup>th</sup> Street was built by 1923 and although it was on the same parcel as Ferguson Real Estate and Ferguson's residence, it appears to have had no association with the real estate office. The first occupant was Fred D. Murphy, a solicitor, and by 1926 Walter B. and Florence Jones occupied the building. The Jones' tenure at 18 North 24<sup>th</sup> Street was short-lived, as Gail F. Waterbury, a motorman, and his wife Helen resided in the house by 1929. Walter Henry moved into the house by 1937, after a brief occupancy by Cyril L. Valente, a meat cutter at J.A. Rogers, and his wife Meade. Henry rented the residence until 1979, joined by Mrs. Sadie Henry, a widow, until the early 1950s. Henry's jobs included serving as a carrier for the *San Jose Evening News* and working as a clerk for the post office. He retired from the post office by 1975 and the dwelling was vacant in 1980.

The buildings at 1161 East Santa Clara Street, 16 North 24<sup>th</sup> Street, and 18 North 24<sup>th</sup> Street do not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do Ferguson Real Estate or the other owners and inhabitants of the buildings appear to have made significant contributions to local, state, or national history (Criterion B). The building at 1161 East Santa Clara Street is a one-part commercial block building and does not appear to be important for its type, period, or method of construction, as it is utilitarian in design and lacks any architectural detailing or distinctive architectural characteristics. Unlike most wood-frame one-part commercial block buildings, the building at 1161 East Santa Clara Street lacks a false front or parapet roof. The two residences also do not appear to be architecturally significant. Originally built in a modest Bungalow style, the buildings have been significantly altered with the replacement stucco siding and aluminum-framed sliding windows. Moreover, none of the four buildings on the property appear to be the work of a master architect or builder and do not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Original commercial building, camera facing east, September 17, 2002.



**Photograph 3.** 16 North 24<sup>th</sup> Street, camera facing east, September 17, 2002.

**Photographs (continued):**



**Photograph 4.** 18 North 24<sup>th</sup> Street, camera facing east, August 17, 2002.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #10-39

P1. Other Identifier: 26 North 26<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 26 North 26<sup>th</sup> 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: 467-09-047

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

The wood frame worker's house at 26 North 26<sup>th</sup> Street, shown in **Photograph 1**, was constructed circa 1910. The house sits on a concrete foundation with a rectangular footprint. Its hipped roof, clad in composition shingles, features boxed eaves and a fascia board. The walls are sheathed with horizontal shiplap siding with corner boards. The house's fenestration includes wood double hung windows with wood surrounds and one replacement aluminum slider. The main entry is on the west side facing North 26<sup>th</sup> Street. The wood panel entry door is approached by wood steps leading to a wood porch with wood rails and balusters. The east side features a shed roof extension that is likely original to the building.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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 northeast,  
May 30, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
ca. 1910, City Directories

\*P7. Owner and Address:

Frank Trust  
2302 Highland Park Lane  
Campbell, CA 95008

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

C. McMorris/K. Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: Single family residence B4. Present Use: Single family residence

\*B5. Architectural Style: Front-gable worker's house

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1910; 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.)

The house at 26 North 26<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 13, Block 7 of the Garden City Tract subdivision. The Easton Eldridge Company subdivided this twelve-block area, bound by North 24<sup>th</sup> Street, North 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887. Scattered houses were built in the subdivision during the late nineteenth and early twentieth century, including the house at 26 North 26<sup>th</sup> Street, which was built circa 1910. In addition to the Garden City Tract, subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, as well as the East San Jose Homestead Association, opened this area to residential development, and its eventual annexation into the City of San Jose. (See Continuation Sheet)

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

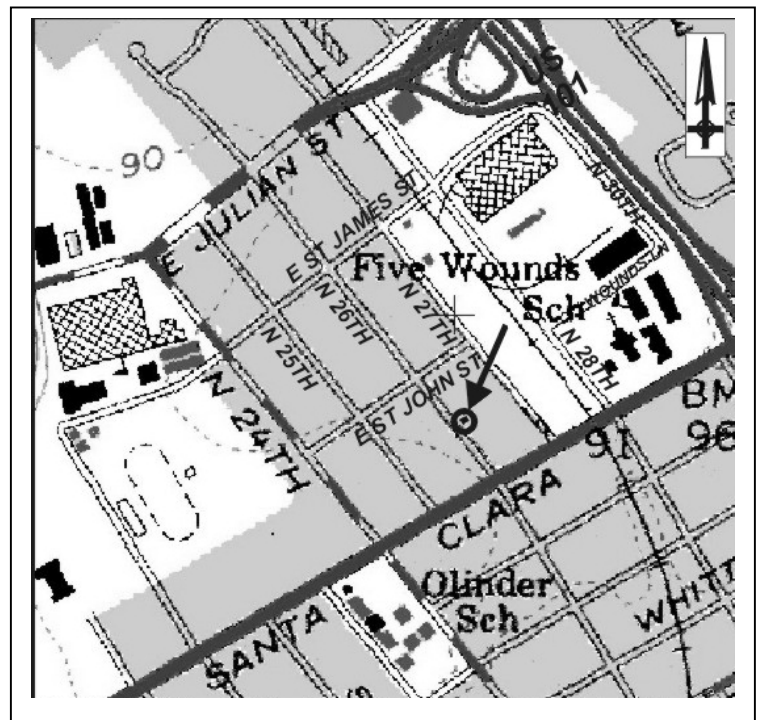
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); San Jose City Directories (various years); "Garden City Tract," County Recorder Book of Maps B, page 70; USGS Quadrangles, San Jose and San Jose West (1899-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

For a five-year period between 1906 and 1911, this area was incorporated as the Town of East San Jose. 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. The town 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. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The house at 26 North 26<sup>th</sup> Street was built during the period of East San Jose's independent incorporation, and is typical of early twentieth century development in the outlying areas of San Jose. The house originally had a front porch and was only one of six houses on its block when first constructed. Jason Patton, a local rancher, resided in the house with his wife Amanda during the 1910s. An auto wrecker named Dean Williams occupied the house from the 1920s through the 1940s. Williams appears to have operated his own business from the property, which he expanded to the adjacent lot to the south in the mid-1930s. In the early 1940s, Williams sold the house at 26 North 26<sup>th</sup> Street to the owner of English Auto Wrecker, Jack G. English. English and his wife Louise lived in the house into the 1960s, with a short interlude in the early 1950s when Joseph M. Pizarro and Mrs. Lizie Yost occupied the property. English Auto Wrecker expanded in the late 1950s to English Auto and Body Shop occupying both lots that Williams had acquired. The adjacent property, addressed as 22 North 26<sup>th</sup> Street, is now vacant. It is unclear when the house's front porch was removed.<sup>2</sup>

The property at 26 North 26<sup>th</sup> Street does not appear to have historic or architectural significance that would make it eligible for listing in the National Register. It is not importantly associated with significant events or trends in local, state, or national history (Criterion A), and none of the property's inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The residence is a front-gable worker's house, a type that was commonly built at the time and often constructed from plans or pre-cut lumber available to companies, developers, or individuals through catalogs. Although based on nineteenth century "temple front" style houses, these later working class dwellings were modest, utilitarian, and simply built with little, if any, architectural detail. Similar examples can still be found throughout San Jose. While a cluster of early twentieth century worker's houses could constitute a potential historic district, no such concentration of resources was found at this location. The house does not embody distinctive architectural characteristics, and does not appear to be important for its type, period, and method of construction. It also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). Although the house at 26 North 26<sup>th</sup> Street retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> "Garden City Tract," County Recorder Book of Maps B, page 70; 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.

<sup>2</sup> City Directories 1906 to 1961; and Sanborn Company Maps, San Jose, 1901, 1915, 1938, 1950, and 1961.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #10-40

P1. Other Identifier: 350 Marburg Way

\*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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 350 Marburg Way City San Jose Zip \_\_\_\_\_

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: 254-12-014 and 254-12-013

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

These two parcels encompass a total of 3.5 acres and contain three corrugated metal sheds, a wood shed, and two manufactured buildings. The largest building, one of the three metal sheds, is located at the end of a gravel drive that runs parallel to the Bayshore Highway (**Photograph 1**). It is a front gable shed with corrugated metal walls and roof. There appear to be openings on the eastern end, but access to the property was not available at the time of the survey. The other two smaller metal sheds sit on the north side of this building. Similar in design to the large shed (**Photograph 2**), they are topped by front gable roofs and clad with corrugated metal. The small wood shed is constructed of planks and is in very poor condition (**Photograph 3**). The two manufactured buildings are of modern construction, and can also be seen in **Photograph 3**.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial Property

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

P5b. Description of Photo: (View, date,

accession #) Photograph 1, largest metal shed, camera facing south, October 3, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1945, County Assessor's record

\*P7. Owner and Address:

Caroline M Petroni

6805 Almaden Road

San Jose, CA 95120

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

Amanda Blosser

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: October 3, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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 4

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #10-40

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1945, 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.)

The buildings at 350 Marburg Way do not appear to be eligible for listing in the National Register of Historic Places, nor do they appear to be historical resources for the purposes of CEQA. Located on the east side of the Bayshore Freeway, these buildings were not within the San Jose city limits until the 1960s. Prior to incorporation into the city limits, the pattern of development in this portion of San Jose remained largely rural, with farmsteads and orchards dominating the landscape well into the 1950s. Urban residential development east of the freeway mainly occurred south of this parcel in the Mayfair neighborhood, and on the western side of the freeway in the Garden Villa Lots and the Spaulding Garden tract. Santa Clara County property records indicate that at least one of the buildings on the site was constructed in 1945, possibly the largest of the three metal sheds. By 1953, USGS quadrangle maps show that several buildings were present on this property, but they were not arranged in the same configuration as the buildings currently on the site. Later aerial photographs show that a front gable building and a small residence were present on this parcel by 1957. However, the small sheds do not appear to have been extant on the site at that time. (See Continuation Sheet).

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

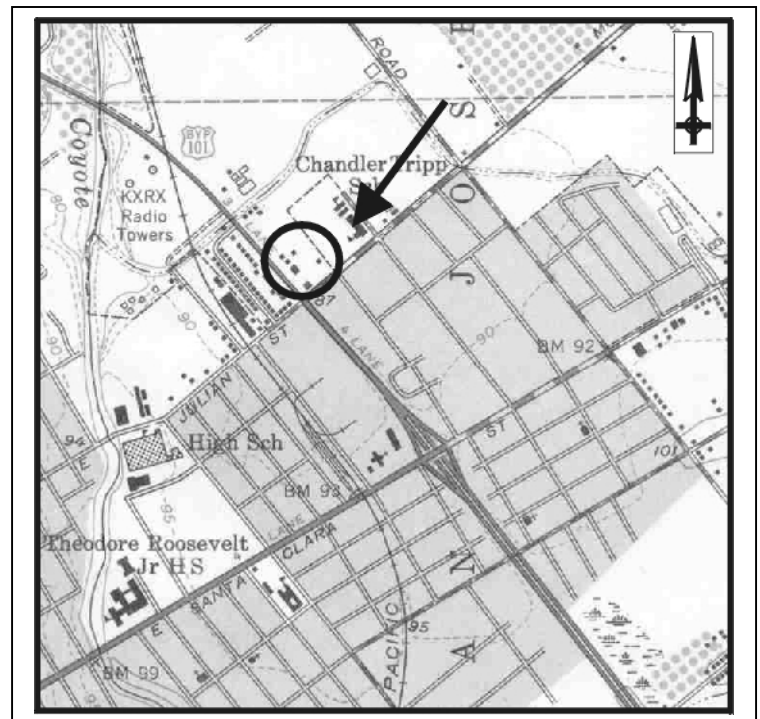
\*B12. References: Sanborn Map Company, San Jose (1884-1950) Santa Clara (1884); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978), Caltrans Oblique Aerial Photograph, US 101 Bayshore Freeway, 1957.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: October 4, 2002

(This space reserved for official comments.)





**B10. Significance (continued):**

The property at 350 Marburg Way does not appear to be associated with significant events or trends in local, state, or national history (Criterion A). Because the property was located in unincorporated Santa Clara County during the historic era, little is known about its owners or occupants. It does not appear that any of its inhabitants have made significant contributions to local, state, or national history (Criterion B). The buildings are utilitarian, have little architectural merit, and do not appear to be important for their type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). It has not yielded, nor will likely yield, important information for history (Criterion D). It is not clear which buildings date to the historic period (prior to 1962), but none of the buildings appear to have any historical or architectural significance that would potentially qualify the property for listing in the National Register. Furthermore, 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 it does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Small sheds and modern manufactured buildings, camera facing southeast, October 3, 2002.



**Photograph 3.** Small wooden shed, camera facing southeast, October 3, 2002.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #10-41

**P1. Other Identifier:** 545 Nipper 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 545 Nipper 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: 254-03-007

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

The property at 545 Nipper Avenue consists of a large, rectangular warehouse and a small storage shed. The steel framed warehouse is clad in metal siding and covered by a low pitch, front gable, corrugated metal roof. Entrances to the building consist of two sliding floor-to-ceiling metal doors and a roll-up door on the west wall, with a single glass and anodized metal personnel door on the north side. Fenestration includes fixed pane windows with multiple lights and wood trim surrounds at the north and west walls, and one window at the north corner of the east wall. A small storage shed with a front gable roof sits west of the warehouse. Resting on a concrete foundation, this building is open on the west side.

**\*P3b. Resource Attributes:** (List attributes and codes) (HP8) Industrial Property

**\*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 7, 2003

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1961, Building permit

**\*P7. Owner and Address:**  
John S. & Jacqueline D. Kolander  
16511 Cypress Way  
Los Gatos, CA 95030

**\*P8. Recorded by:** (Name, affiliation, address)  
Kathleen Kennedy/Chris McMorris  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**\*P9. Date Recorded:** January 7, 2003

**\*P10. Survey Type:** (Describe) Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

**\*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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 2 of 3

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #10-41

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1961

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: unknown b. Builder: W. W. Johnson

\*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 545 Nipper Avenue does not appear to be eligible for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property was constructed as part of the industrial and commercial construction that occurred during the 1950s and 1960s, as the once agricultural land that surrounded the city was developed. It was not until this time that San Jose's urban sprawl led to the commercial, industrial, and residential development of the area east and northeast of the Bayshore Highway (later the Bayshore Freeway, US 101) along the Western Pacific Railroad line east of Coyote Creek. This area was developed because it was adjacent to the city's urban zone, and there was ready access to the city's burgeoning freeway system as well as the railroad. Development also reflected the growing post-war demand for new manufacturing, processing, commercial, and industrial endeavors. (See Continuation Sheet)

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

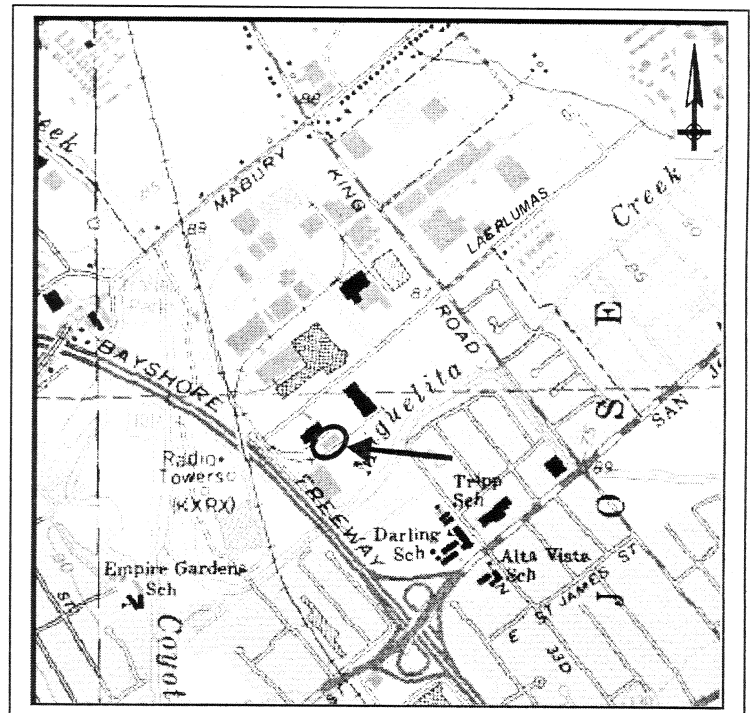
\*B12. References: Sanborn Map Company, San Jose (1884-1960); City Directories (various years); USGS Quadrangles, San Jose (1898-1978), Caltrans Oblique Aerial Photograph, US 101 Bayshore Freeway, 1957.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



### **B10. Significance (continued):**

By the early 1950s there were only a handful of commercial / industrial properties in this area, because of the barrier presented by the Bayshore Highway at the city's northeast corner. By 1960, however, the city began to expand eastward. Warehouses and commercial / industrial businesses appeared along Las Plumas Avenue, between the Bayshore Freeway and King Road, as well as adjacent to the intersection of East Taylor Street and the Bayshore Freeway. Over the next few years, similar development, such as the warehouse at 545 Nipper Avenue, filled these areas, which was served by new railroad spurs. New construction also extended both east of King Road and north of Mabury Road. As with much of Santa Clara County, development continued to overtake agricultural lands during the 1970s and 1980s, spreading further north and east of the Bayshore Freeway.<sup>1</sup>

City building permits show that J. W. Wells had this building constructed in 1961, though the property does not appear in the city directories until 1965. In that year, J. W. Wells Flooring Company was still the only business on the street. The occupants of the warehouse have changed frequently. By 1968, the National Milling Company, also a producer of hardwood flooring, occupied the building. During the mid-1970s, Walkmor Development, a dredge manufacturer, Welfab Inc. (welding and fabricators), and the paint shop Viking Spray Booth briefly shared the property. Taylor Insulation Inc. retained the facilities by 1979. Today the building is occupied by DRT Paving & Sealing, Inc.<sup>2</sup>

The industrial building at 545 Nipper Avenue is one of many in the area that reflect the post-war industrial development of San Jose. Although associated with the city's general industrial development, the property does not appear to be important within that context, or to trends or events significant in local, state or national history (Criterion A). It also does not appear that any of the past tenants or owners made significant contributions to local, state, or national history that would make the property significant under Criterion B. Furthermore, under Criterion C, this building does not appear to be a significant example of a type, period, or method of construction. Although the building does not appear to have been altered and retains integrity, it is an unremarkable example of the many industrial buildings remaining in San Jose. The building also has not yielded, nor will likely yield, important information for history and does not appear to be significant under Criterion D. Furthermore, 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 meet the significance criteria as outlined in these guidelines.

<sup>1</sup> USGS quadrangle maps, San Jose East, 1953, 1961, 1968, 1973, and 1980; Aerial photographs (San Jose Public Library) 1948, 1960, 1968, and 1980; and Oblique aerial photographs, US101, Santa Clara County, 1950, 1951, 1957, 1966, and 1971 (Caltrans Transportation Library Sacramento).

<sup>2</sup> City directories 1961-1979; and Building Permit # 37793, dated December 15, 1961.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 1 of 3

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #10-42

**P1. Other Identifier:** 142 North 27<sup>th</sup> 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 \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 142 North 27<sup>th</sup> 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: 467-07-027

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

Metacrylics, manufacturer of reinforced elastomeric seamless roofing, currently occupies the one story industrial building located at 142 North 27<sup>th</sup> Street. The main part of the building, of metal construction, is topped by a low-pitched front gable roof featuring narrow fascia boards and has vertical wood siding and a metal roll-up garage door at the center of the north side. At the building's northwest corner there is a rectangular addition capped by a deck-on-hip roof sheathed with wood shingles. The addition is clad in vertical groove wood siding with wood surrounds on the fixed windows and single wood door. Metal security bars are fixed to the windows. The north end of the original building and the rectangular addition appear to have been built after 1962.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial 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, July 23, 2002

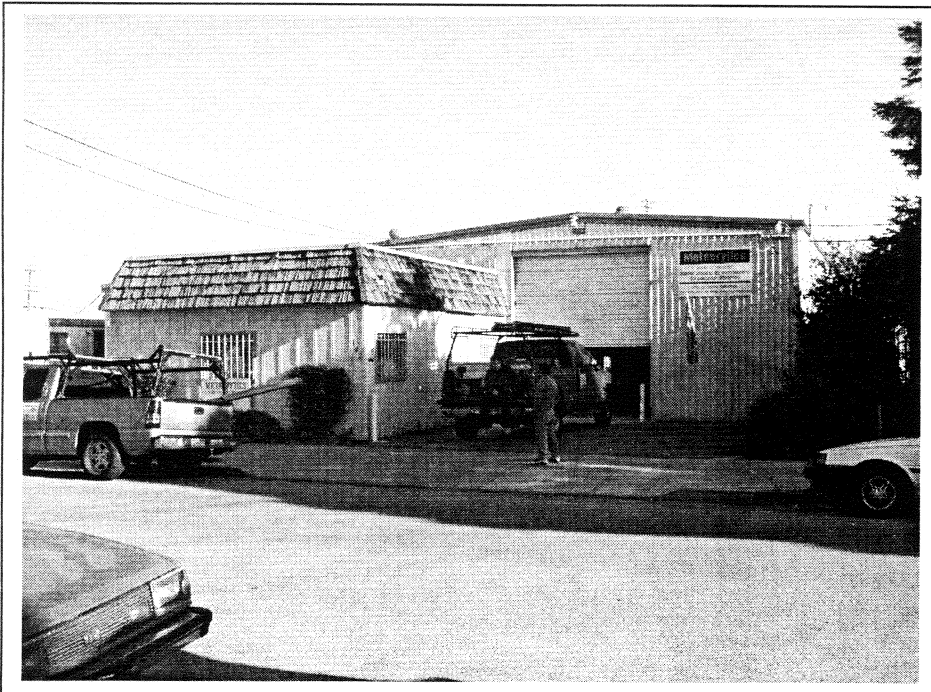
\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1961, County Assessor's Records

\*P7. Owner and Address:  
Honore T. Frederick Trust  
P.O. Box 547  
San Jose, CA 95106

\*P8. Recorded by: (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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 3

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #10-42

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1961, 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.)

The building at 142 North 27<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This property is located in what was the Garden City Tract subdivision, one of several tracts that were developed during the late nineteenth and early twentieth centuries in this area. Before annexation to the City of San Jose in 1911, this area was separately incorporated for five year as the Town of East San Jose. During its period of annexation, East San Jose developed a small but thriving commercial area along Alum Rock Avenue (now East Santa Clara Street), and there were scattered residences throughout the town. After annexation, the area developed slowly. Houses were constructed on empty residential lots on the side streets during the 1910s and 1920s. By this time, the East San Jose area had started to attract many immigrant groups, such as Portuguese and Hispanic families, settling in the Santa Clara Valley in response to the demand for agricultural laborers. The completion of the Western Pacific Railroad's (WPRR) San Jose Branch line in 1922 also encouraged industrial growth in the area. (See Continuation Sheet)

11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

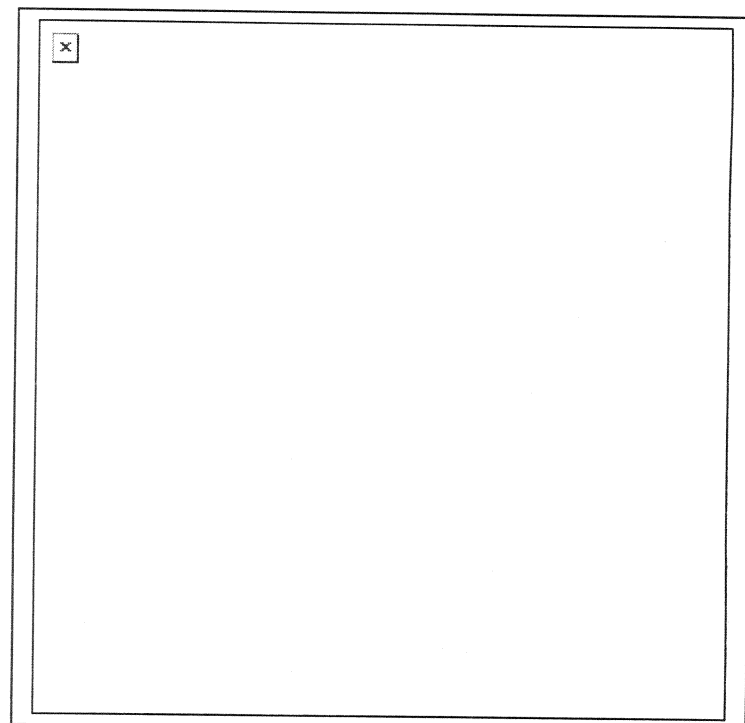
\*B12. References: Sanborn Map Company, San Jose (1884-1960) City Directories (various years); County Assessor Records as provided to FARES, 2002; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



**B10. Significance (continued):**

During the 1920s, the Western Pacific Railroad (WPRR) purchased the east side of the block on which the property at 142 North 27<sup>th</sup> Street sits, claiming two-thirds of each lot for its right of way. Overtime, WPRR sold parcels on this block. The building at 142 North 27<sup>th</sup> Street was constructed in 1961, but the space was not occupied until 1963, when Fereday Mechanical Contractors Inc. moved into the building. Fereday expanded the business to the adjacent property at 144 North 27<sup>th</sup> Street and remained until the early 1970s. By 1976, Charles D. Scanlon, a florist, occupied both properties. The current owners, Frederick family, have owned 142 North 27<sup>th</sup> Street since the 1980s.

As a relatively late arrival in the development of the area, the industrial building at 142 North 27<sup>th</sup> Street does not appear to be significant within the context of the development of the East San Jose area or within trends or events of state or national history (Criterion A). It also does not appear to be associated with any historically significant people under Criterion B, as its owners or tenants do not appear to have made significant contributions to local, state, or national history. Utilitarian warehouses and manufacturing facilities were commonly built during the 1960s, and the building at 142 North 27<sup>th</sup> Street does not appear to be important for its type, period, or method of construction. The building does not appear to be the work of a master architect or builder and does not possess high artistic value, thus the property does not appear to be significant under Criterion C. Moreover, the office at the front of the property appears to be an addition, as does the north end of the original building, therefore the property lacks historic integrity as well as architectural and historical significance. The property also has not yielded, nor will likely yield, important information for history (Criterion D). 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 meet the significance criteria as outlined in these guidelines.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #10-43

**P1. Other Identifier:** 15 North 27<sup>th</sup> 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** \_\_\_\_\_; **B.M.**

c. Address 15 North 27<sup>th</sup> 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: 467-09-060

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

The business "5 Sons Auto-body and Repair" occupies the property at 15 North 27<sup>th</sup> Street, which was originally built in 1962 and includes two recently remodeled small utilitarian office buildings and two open-sided shelters. The first office, located in the northeast corner of the parcel, is a one-story rectangular concrete block building partially sheathed in board and batten siding. The tops of the parapet walls are sheathed in vertical groove wood panels. The east side features a wood frame awning that shelters aluminum frame sliding and fixed plate glass windows. The entry is an aluminum frame glass sliding door on the south side. Adjacent to the west side of the office is a small one story building capped with a front gable roof. This office building features board and batten siding, an aluminum window and a flush door on the south side. South and west of the office building are open wood frame shelters with metal corrugated roofs, both built after 1962. One is a one-story gable roof building located on west end of parcel, and the other is a shed roof structure on the south end of parcel.

**\*P3b. Resource Attributes:** (List attributes and codes) (HP6) 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 northwest,  
May 30, 2002

**\*P6. Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1962, City Directories

**\*P7. Owner and Address:**

Hoa A. Duong and Tu T. Nguyen

1161 Raposia Drive

San Jose, CA 95121

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

C. McMorris/K. Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

**\*P9. Date Recorded:** May 30, 2002

**\*P10. Survey Type:** (Describe)

Intensive



**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

**\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: auto body repair shop B4. Present Use: auto body repair shop

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1962, 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.)

The property at 15 North 27<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located on part of Block 7, in what was the Garden City Subdivision. The Easton Eldridge Company subdivided this twelve-block area, bounded by 24<sup>th</sup> Street, 28<sup>th</sup> Street, East Santa Clara Street, and East Julian Street, in 1887. Scattered houses were built in the subdivision during the 1890s through the 1920s, with some commercial properties located along East Santa Clara Street. Businesses and light industrial manufacturers were established on North 27<sup>th</sup> and North 28<sup>th</sup> Streets starting in the 1940s. (See Continuation Sheet)

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

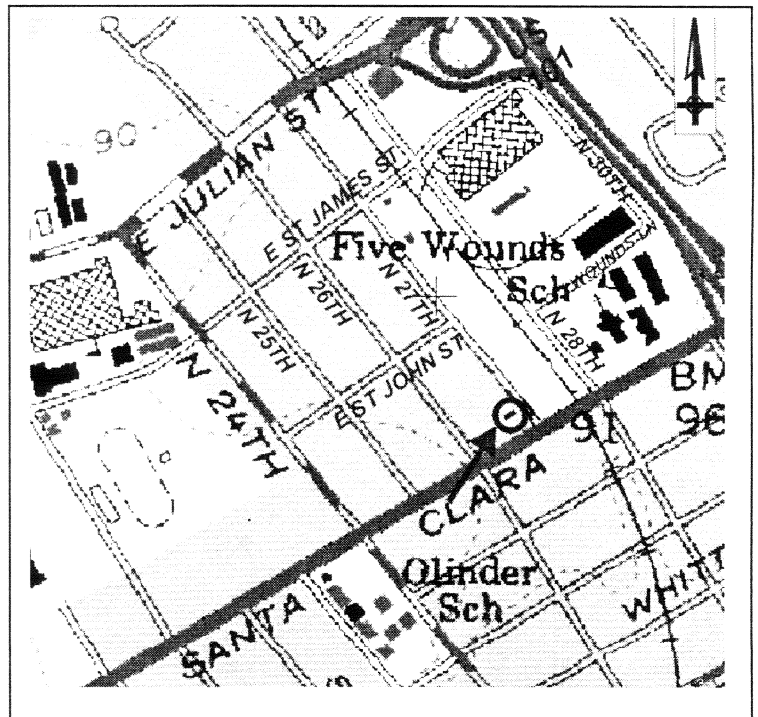
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: December 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

The North 27<sup>th</sup> Street side of Block 7 remained vacant until 1947, when Mario Panzini opened an “auto laundry” and R. P. Paoli opened a paint shop. A. D. Bernal moved his auto repair shop to 1285 East Santa Clara by 1947, incorporating the parcel at 15 North 27<sup>th</sup> Street. In 1961, city directories list the property at 15 North 27<sup>th</sup> Street as under construction and the following year Deek (or Delk) Pest Control appears as the first occupants. Over the following decade the property was used by several commercial / light industrial ventures including Bailey Electric Inc. in the 1960s and Cabrea Painting during the 1970s. The current owners have held title of the property since 1989, operating 5 Sons Auto-body & Repair.<sup>1</sup>

The property at 15 North 27<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A) and is simply one of many mid-twentieth century commercial / light industrial properties in the area. None of the property’s owners or inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The buildings on this parcel do not embody distinctive architectural characteristics and are utilitarian structures that do not appear to be important for their type, period, or method of construction (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been modified. These modifications include the addition of board and batten siding, and vertical groove wood siding on the parapet of the office. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. Furthermore, 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 this property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 1962 City Directory lists Deek Pest Control, while the 1963 directory lists Delk Pest Control. Sanborn Map Company, San Jose (1884-1950); and City Directories (1961-1979).

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #10B-01

P1. Other Identifier: 1260 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 1961, photorevised 1980 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1260 East Santa Clara 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 Numbers: 467-33-001, 467-33-002, 467-33-003, 467-33-004, 467-33-006, 467-33-007, and 467-33-008

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

There are six buildings and three portable sheds located on the Empire Lumber Company property at 1260 East Santa Clara Street. The property consists of seven parcels, which cover the entire western portion of the block, south of Santa Clara Street and west of 26<sup>th</sup> Street, leaving only a narrow strip as the Union Pacific Railroad right of way. The main buildings are constructed along the East Santa Clara Street side of the property that measures 440 feet long and 274 feet wide. For the purpose of this description the buildings are labeled A-G on the attached sketch map. A continuous shop front façade facing East Santa Clara Street gives three of the buildings, Buildings A, B, and C, the appearance of a single unit. A cross gable roof clad in composition sheets tops Building A, the oldest building on the parcel, constructed ca. 1912. This building includes a one-story storefront featuring a boxy parapet overhang with a marquee as seen in **Photograph 1**. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial Building; (HP4) Ancillary Building

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



P5b. Description of Photo: (View, date, accession #)  
Photograph #1, Building A, camera facing southeast, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1912 – 1936, City directories, 1948 & 1931 aerials, and building permits

\*P7. Owner and Address:

James Burch Investment Company  
215 Coleridge Avenue  
Palo Alto, CA 94301

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: Empire Lumber

B3. Original Use: light industrial/lumberyard

B4. Present Use: light industrial/lumberyard

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) Building A: ca. 1912; Building B: ca. 1920s; Building C: 1936; Building D: 1930; Buildings E, F, and G: modern construction; 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.)

The property at 1260 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what were Lots 1 through 11 and 16 through 26, Block 2 of the Lendrum Tract subdivision, which was one of several tracts that were developed during the late nineteenth and early twentieth centuries in this area. At the turn of the century, development in the Lendrum Tract was slow and unsystematic as individuals purchased parcels for residences. The area's development remained mostly residential until the 1920s and 1930s when small businesses began to appear on East Santa Clara Street. (See Continuation Sheet)

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

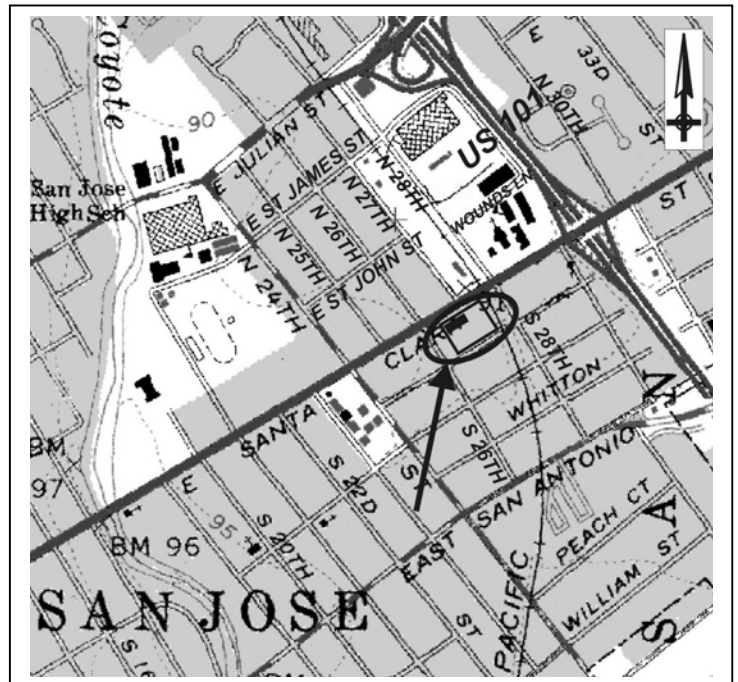
\*B12. References: Santa Clara County Recorder's Book of Maps, Sanborn Map Company, San Jose (1884-1961); Map of the City of San Jose and Vicinity 1906, by J. G. McMillan, County Surveyor, as published in San Jose City Directory, 1907-8; City Directories (various years); Santa Clara County Assessor Records as reported to First American Real Estate Solutions online service (2002); Thomas Bros. Block Book of San Jose, ca. 1921 to 1942; and USGS Quadrangles, San Jose and San Jose West (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### P3a. Description (continued):

The north side of **Building A** has large plate glass windows of various sizes. The walls are sheathed in both stucco and raised ridge metal siding. **Building A** is accessed on East Santa Clara Street by double glass and aluminum doors with a transom that are set back from the sidewalk. A wood frame extension with plywood and corrugated fiberglass siding appears on the northwest corner of **Building A**. Double aluminum and glass doors sheltered by a shed roof are set in the southwest corner of the extension. A sloping hipped roof tops the south side of the building that faces the lumberyard. The south side also features a corrugated metal awning supported on metal framing (**Photograph 2**).

**Building B**, constructed in the 1920s, and **Building C**, constructed in 1936, sit east of **Building A**. These two buildings have a continuous façade, giving the appearance of being a single building attached to **Building A**. **Building B** and **C** are capped by a bow truss roof, and sit on concrete foundations. Six stucco pilasters divide their north façade, which also features four large plate glass windows. The south side is sheathed in corrugated metal with two metal roll-up doors providing access to **Building B**. An unattached open sided shelter sits south of the doors, between **Building B** and **Building D**, the fourth major building. **Building D**, built in 1930, is a wood frame, two-story shed open on the west and east sides, as seen in **Photograph 3**. The gable roof appears to be in disrepair with exposed rafters on the west and east sides. An overhanging extension stretches from the north gable peak. Three modern portable sheds with gable roofs (collectively labeled **Building G** for the purposes of this description) sit east of **Buildings A, B, C, and D**, while a modern wood frame office building (**Building E**) with a portable wood base is located on the south end of the property. Stretching from the southwest corner of the property along the west side is another steel frame modern storage shed, **Building F** (**Photograph 4**). The former Western Pacific Railroad spur line that once serviced the property (depicted on the Sketch Map) does not appear to exist at this time.

### B10. Significance (continued):

Before annexation to the City of San Jose in 1911, this area was separately incorporated for five years as the Town of East San Jose. During its period of incorporation, the Town of East San Jose passed a bond issue and various ordinances to provide for a sewer system, street improvements, and a new library. The town developed a small but thriving commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest along East San Fernando Street.<sup>1</sup>

Originally, Block 2 of the Lendrum Tract subdivision was subdivided for both residential and commercial lots, and remained so as late as 1906. By 1912, however, the west half of Block 2 was occupied by the San Jose Lumber Company. The property has been used as a lumberyard ever since, and by the mid-twentieth century was one of several large-scale commercial operations located in the former town of East San Jose situated near or adjacent to the Western Pacific Railroad (WPRR) line. During the 1930s, the lumberyard operated under the following names: San Jose Lumber Company, Crescent Lumber, and Sunset Lumber Company. Ira E. Brink purchased the property in 1939 and in 1941 expanded to occupy the entire block, with the exception of the lots on the east end owned by WPRR. The lumberyard changed names again by 1942, operating as the Mayfair Lumber Company through the late 1940s. Wilmars Incorporated ran the yard from 1949 through 1961. From the mid-

<sup>1</sup> 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.

1930s through 1950, William H. Besecker managed the lumberyard, as well as serving as president of San Jose Lumber Company, Crescent Lumber Company, Mayfair Lumber Company, and Wilmars Incorporated. The current owner purchased the property in 1980 and runs the business as Empire Lumber.<sup>2</sup>

The lumberyard at 1260 East Santa Clara Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). One of the many well-established lumberyards in San Jose and one of several large commercial properties in this area, the property does not appear to be significant within the context of San Jose's development. The buildings also do not embody distinctive architectural characteristics. The lumberyard contains a variety of unembellished utilitarian industrial buildings that do not appear to be important for their type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Furthermore, the property has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been modified through extensive alterations and additions to the buildings, and the construction of modern buildings. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity, and therefore does not appear to meet the criteria for listing in the National Register. This property has 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 it does not appear to meet the significance criteria as outlined in these guidelines.

### Photographs (continued):



**Photograph 2.** Buildings A (left), B (right rear), and D (right foreground). Camera facing north, July 23, 2002.

<sup>2</sup> Map of the City of San Jose and Vicinity 1906, by J. G. McMillan, County Surveyor, as published in San Jose City Directory, 1907-8; Thomas Bros. Block Book of San Jose (ca.1921 to 1942), volume 2, page 313; Building permit # 624; Sanborn Fire Insurance Maps, San Jose, 1915, 1950, and 1961; San Jose City Directories, 1915 to 1980; and Santa Clara County Assessor Records as reported to First American Real Estate Solutions online service (2002).

**Photographs (continued):**



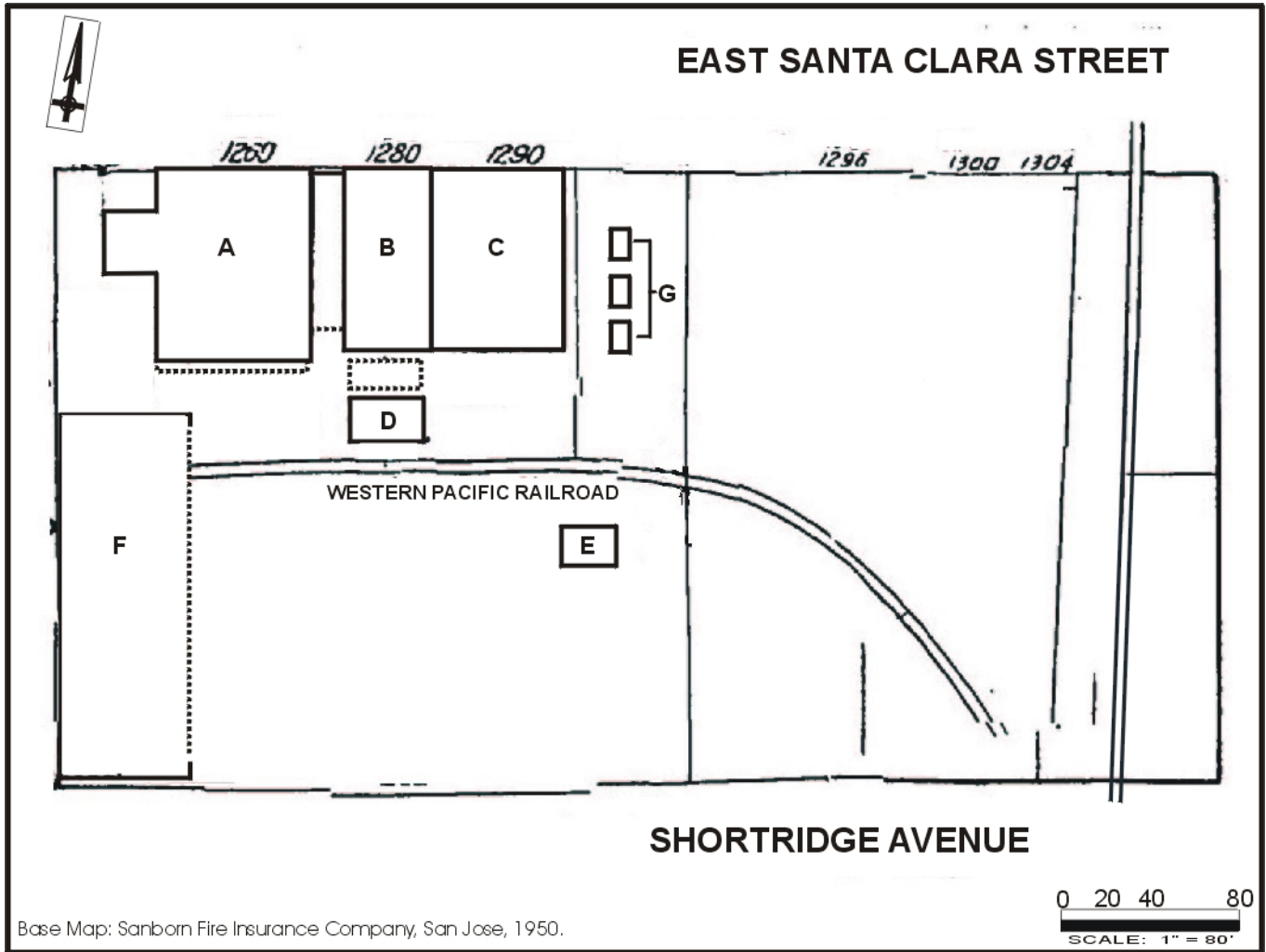
**Photograph 3.** Building D, camera facing east, July 23, 2002.



**Photograph 4.** Building F, camera facing northwest, July 23, 2002.



**Sketch Map:**



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11-01

P1. Other Identifier: 101 South 24<sup>th</sup> 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 101 South 24<sup>th</sup> 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: 467-32-088

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

The property located at 101 South 24<sup>th</sup> Street consists of a wood-frame single-family dwelling built in 1910. The two-story residence is topped by a medium pitched, front gable roof clad in composition shingles. The building's eaves are finished with a fascia board accompanied by kneebraces and brackets, with returns at the gable ends. The walls are generally sheathed in shiplap wood siding, although coursed shingles cover the front gable. Other decorative elements include the sill course, which separates the horizontal shiplap siding from the coursed shingles. The prominent porch extends across the façade (east side) and has a hipped roof supported by four square posts on the balustrade. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary 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, August 15, 2002.

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1910, County Assessor's record

\*P7. Owner and Address:

Hoa-Kiem Cockreham

101 South 24<sup>th</sup> Street

San Jose, CA 95116

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

Amanda Blosser/Courtney Chambers

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: August 15, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1910

\*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 residence at 101 South 24<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on what was Lot 2 of Block A in the East San Jose Homestead Association subdivision. A.R. Bishop originally developed the East San Jose Homestead Association in the 1870s. The subdivision is located south of East Santa Clara Street (formerly Alum Rock Avenue) between what are now South 19<sup>th</sup> and South 24<sup>th</sup> Streets. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development, providing for such projects as a sewer system, street improvements, and a new library. (See Continuation Sheet)

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

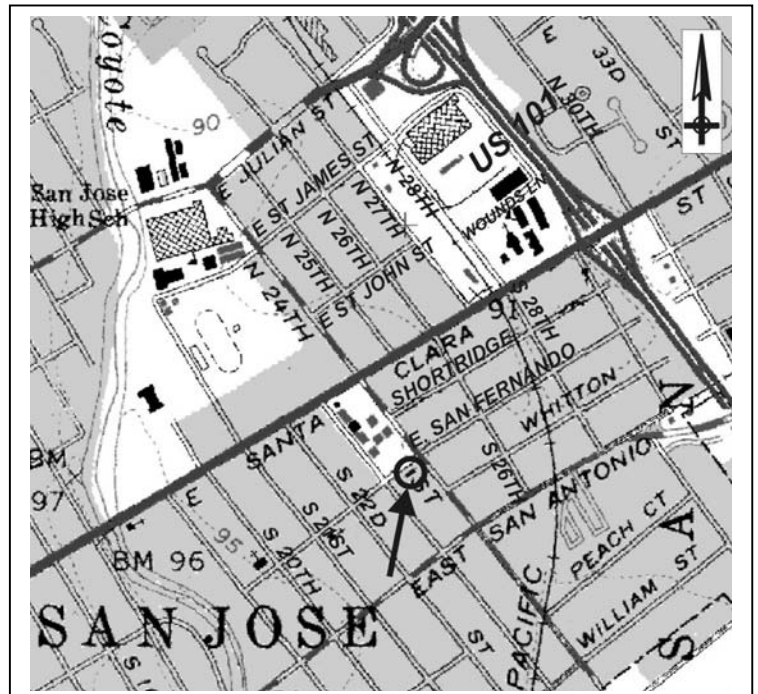
\*B12. References: Sanborn Map Company, San Jose (1884-1950) City Directories (various years); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); Santa Clara County Surveyor's Office, San Jose City Block Books ca. 1940s.

B13. Remarks:

\*B14. Evaluator: Meta Bunse / Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

Three 1/1 double hung wood frame windows with wide trim are centered above the porch, under the front gable. Wood frame double hung and fixed windows are spaced around the house. A small shed roof addition extends from the north side. There is a one-story addition to the rear of the house, with vertical wood siding. An interior brick chimney protrudes from the roof.

### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Constructed in 1910, the residence at 101 South 24<sup>th</sup> Street housed several different occupants throughout its history. George Wells and his wife Mary rented the house from 1910 until 1919. In 1919, the year that McLaughlin Avenue became 24<sup>th</sup> Street, John Lua, an engineer with the YMCA, rented the house. He lived there for only three years, followed in 1922 by Cecil A. Ellenwood, an electrician. Carl G. Aven, a laborer, lived in the house from 1925 through 1927, and in 1928 the house was occupied by Thomas and Olive Baxter. Thomas Baxter worked as a clerk, according to city directories from that year. Rancher Alpheus McIntee and his wife Eula occupied the house from 1930 until 1933, when Fred and Lydia King moved in. Fred King was a salesman and he and his wife resided in the house until 1947. Emil A. and William Nilli owned the house during the 1940s. In 1947, Zelda M. Hersey purchased it. In 1949, she married Lee Oftendahl, a welder, and they resided in the house through 1960. Hoa-Kiem Cockreham currently owns the house.

The residence at 101 South 24<sup>th</sup> Street was simply part of the general development of East San Jose and does not appear to have an important association with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). Although the house has a high level of integrity, it does not appear to be an important example of the Craftsman style. This architectural style gained popularity in the early twentieth century, becoming a dominant style by 1909 and remaining so until the early 1920s. The style was particularly popular in California, where many fine examples still exist. Craftsman homes were not limited to the small one-story bungalows, but also included larger two-story homes. This particular residence does not appear to be an important or distinctive example of its type, period, or method of construction, nor does it appear to be the work of a master architect or builder or possess high artistic value (Criterion C). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #11-02

P1. Other Identifier: 102 South 23<sup>rd</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 102 South 23<sup>rd</sup> 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: 467-32-082

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

The house at 102 South 23<sup>rd</sup> Street is a two-story Colonial Revival style single family residence with a detached garage. Constructed in about 1915, it sits facing west and is capped by a side gable composition shingle roof with very narrow eaves and fascia boards, and a wide plain wood frieze. The house is sheathed in shiplap siding with brackets under the gable ends (**Photograph 1**). Fenestration consists of replacement vinyl windows, some with false shutters, and 1/1 double hung sash set in wood frames. On the west side of the house, a wood shingle shed roof supported by angled brackets shelters the main entrance, a wood panel door. (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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,  
August 14, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1915, City Directories

\*P7. Owner and Address:

Edmund P. Barry

3068 Oldwood Court

San Jose, CA 95148

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

Kathleen Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: August 14, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1915, 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.)

The property at 102 South 23<sup>rd</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Before annexation to the City of San Jose in 1911, this area was separately incorporated for five years as the Town of East San Jose. During its period of incorporation, the Town of East San Jose passed a bond issue and various ordinances to provide for a sewer system, street improvements, and a new library. The town developed a small but thriving commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest along East San Fernando Avenue. In the early twentieth century, development in the area surrounding the property at 102 South 23<sup>rd</sup> Street was slow and unsystematic as individuals purchased parcels for residences. The area's development remained mostly residential until the 1920s and 1930s when small businesses began to appear on East Santa Clara Street.<sup>1</sup> (See Continuation Sheet).

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

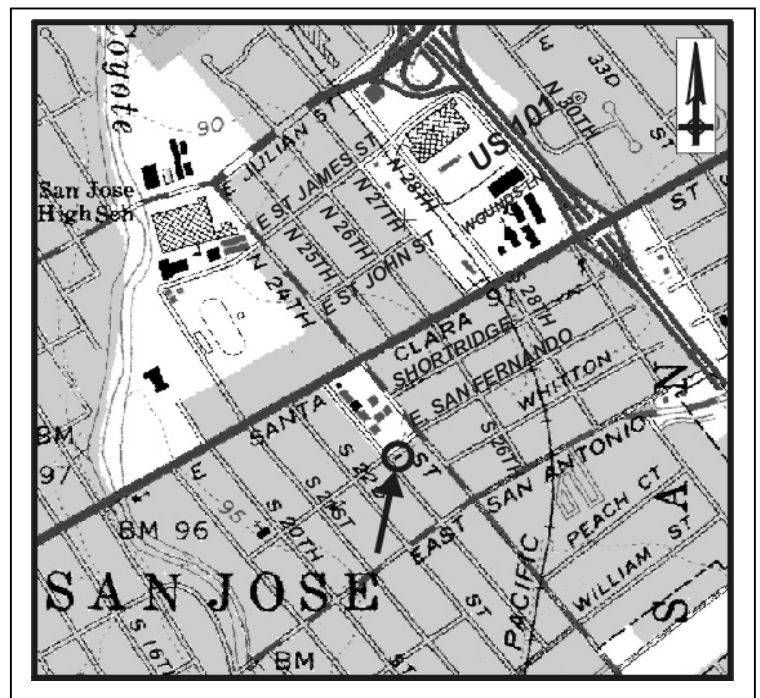
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); Santa Clara County Records Office; County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: September 24, 2002

(This space reserved for official comments.)



<sup>1</sup> 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.

**P3a. Description (continued):**

The south side of the house has a set of wood stairs with a railing that leads to the second floor entry (a flush wood door). The east side of the house has a centrally located shed roof dormer addition and a metal shed roof porch supported by square wood posts attached to the first level (**Photograph 2**). Located to the east of the residence is a detached garage capped with a front gable composition shingle roof with exposed rafters. The garage is sheathed in shiplap siding, with a sliding garage door (**Photograph 3**).

**B10. Significance (continued):**

Built around 1915, the house at 102 South 23<sup>rd</sup> Street had many residents over the years, as was typical for dwellings in this area. William W. and Mary E. Beauchamp lived in the house from 1915 until the mid-1920s, after which time V. N. Hodge occupied the house until 1930. John R. Brokenshire, the Sunday Editor at Copydesk Mercury Herald Company and later a teacher at San Jose Junior College, and his wife June D. Brokenshire owned and lived in the house from about 1930 through the mid-1970s, when V. McGuire obtained ownership. Edmund P. Barry has owned the house since 1979.

The property at 102 South 23<sup>rd</sup> Street does not appear to have important associations with the history of development in the former East San Jose area, or with significant events or trends in state or national history (Criterion A). None of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics, being a modest example of the Colonial Revival style. It does not appear to be important for its type, period, or method of construction. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). The residence has been altered with replacement vinyl windows, additions to the east side of the house, and the removal of a full length covered porch, and therefore does not retain historic integrity, nor does it appear to possess historical and architectural significance. This property has 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 the property does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued)**



**Photograph 2.** East side of house, camera facing southwest, September 17, 2002.



**Photograph 3.** Detached garage, camera facing southwest, September 17, 2002.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #11-03

P1. Other Identifier: 79 South 22<sup>nd</sup> 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 \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 79 South 22<sup>nd</sup> 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: 467-31-048

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

This 0.17-acre lot contains a Bungalow style residence constricted in 1921 and a small, detached garage. The house sits on a brick foundation, and is one story in height with wood lapped siding and a front gable roof. The roof is sheathed with composition shingles and has exposed rafters with a wide fascia board. Kneebraces appear on the gable ends as do attic vents. There is an attached gable porch on the front side with a blind balustrade and wooden posts. The fenestration consists of 1/1 double hung windows with lug sills. The detached garage features a gable roof, but was otherwise obscured from view.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary Building

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

P5b. Description of Photo: (View, date, accession #) Photograph 1, façade, camera facing southeast, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1921, County Assessor's records

\*P7. Owner and Address:

Teodora H. Padilla  
83 South 22<sup>nd</sup> Street,  
San Jose, CA 95116

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

Amanda Blosser and Susan Hotchkiss  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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) \_\_\_\_\_



### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a small but thriving commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest along East San Fernando Street.<sup>1</sup>

Early historic maps show that by the 1890s, the block now containing 79 South 22<sup>nd</sup> Street only had a few scattered dwellings, several vacant residential lots, and four commercial buildings on the parcels facing East Santa Clara Street. By 1915, this block only had three vacant lots, the other parcels typically containing one-story wood frame single-family houses. Previous surveys and fieldwork indicate that the dwellings represent a wide range of popular architectural styles including Queen Anne, Victorian, and Workingman's Foursquare in the early period of construction, slowly giving way to Bungalow and Colonial Revival style cottages as architectural tastes changed. The residence at 79 South 22<sup>nd</sup> Street, constructed in 1921 in the Bungalow style, reflects this change. There were two small outbuildings located on the parcel prior to the construction of this house. It appears that subsequent to construction of the Bungalow, one of these outbuildings was used as a garage and the other as a small shed. Mr. and Mrs. Spotswood gained ownership of the house by 1923, and lived in the residence until 1950.

The house located at 79 South 22<sup>nd</sup> Street does not appear to be significant within the context of development of East San Jose or significant events or trends in local, state, or national history (Criterion A), nor does it appear to be associated with any historically significant persons (Criterion B). It does not appear that the Spotswood family made significant contributions to local, state, or national history. Under Criterion C, this house does not appear to be a significant example of a period, type, or method of construction. This residence is a typical example of a Bungalow, a style that was mass-produced and marketed across America, reaching the height of its popularity in the 1920s when it was a common style for domestic architecture. Catalogs such as Aladdin Homes and Wilson Bungalows offered kits for purchase, making the style easily accessible across America. The Bungalow style home is plentiful and well represented across San Jose as well as nationwide, and this example does not appear to be important or exceptional. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and the property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

P1. Other Identifier: 51 South 22<sup>nd</sup> 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 \_\_\_\_; \_\_\_\_ B.M.

c. Address 51 South 22<sup>nd</sup> 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: 467-31-047

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

This house sits on a 0.17-acre lot and is square in plan with two large additions on the south side and a detached garage on the west side. It is one story in height, with a basement and a concrete perimeter foundation. The hipped roof is sheathed with composition shingles and has a small gablet with an attic vent. The eaves are boxed and a shed roof covers the addition on the south side. The exterior walls are clad with lapped wood siding and it appears that the fenestration has been replaced throughout the house. The new windows are vinyl double hung sash with snap-in muntins, and the main entry door is a wood panel door with glazing. There are also small vents located at the basement level. Located on the front side is an engaged porch. On the northwest side of the house is a small, detached garage. It is a one-story building with a side gable roof, a double car door on the front side, and wood siding.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP 4) Ancillary Building

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

P5b. Description of Photo: (View, date, accession #) Photograph 1, front side, camera facing southwest, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1901, County Assessor's records

\*P7. Owner and Address:

Maudon, Ngoc, and Tran Nguyen

51 South 22<sup>nd</sup> Street

San Jose, CA 95116

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

Amanda Blosser

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: multiple family residence

\*B5. Architectural Style: None – alterations have obscured the style

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1901; alterations 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.)

This property does not appear to meet the criteria for listing in the National Register of Historic Places nor does it appear to be a historical resource for the purposes of CEQA. This property was part of the East San Jose Homestead Association subdivision, one of several tracts that were developed during the late nineteenth and early twentieth centuries in this area. At the turn of the century, development in the area was slow and unsystematic, as individuals purchased parcels for residences. The area's development remained mostly residential until the 1920s and 1930s, when small businesses began to appear on East Santa Clara Street. Before annexation to the City of San Jose in 1911, this area was separately incorporated for five years as the Town of East San Jose. At the time of its incorporation in 1906, the town boasted 1,400 residents. (See Continuation Sheet)

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

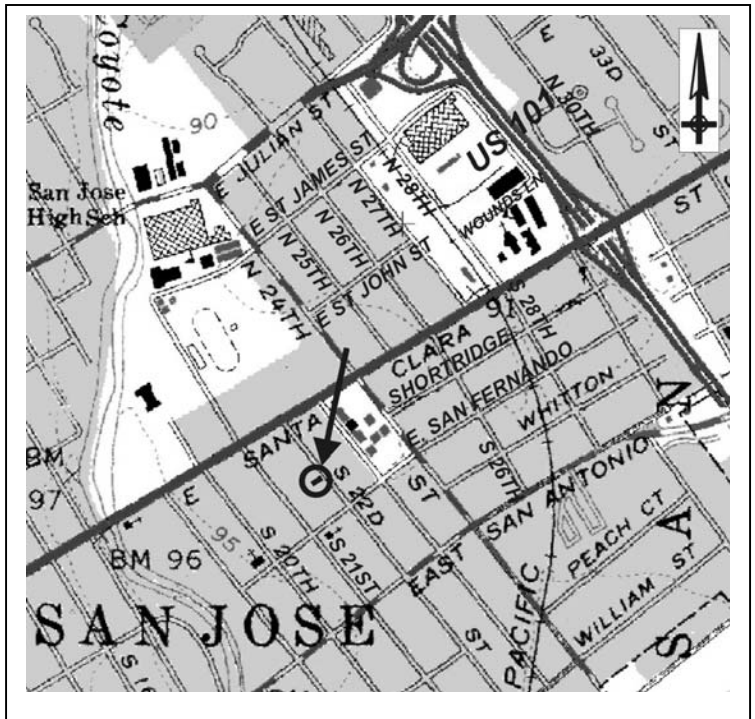
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); See footnotes.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: July 30, 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

During its period of incorporation, the Town of East San Jose passed a bond issue and various ordinances to provide for a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separately incorporated town, it developed a small but thriving commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest along East San Fernando Street.<sup>1</sup>

Constructed in 1901, this house was originally set on a lot approximately forty feet wide by 135 feet long (the original size of parcels in the East San Jose Homestead Association tract). When this residence was built, historic mapping shows that there were only a few scattered single family dwellings on the block, typically single story, of wood frame construction, and with small outbuildings set behind the houses. By 1915, only four lots were vacant on South 22<sup>nd</sup> Street, and commercial buildings lined the parcels that faced East Santa Clara Street. Research did not indicate who built the residence, but by 1913 Mr. and Mrs. Dangerfield occupied this house, remaining there until 1940. Subsequent residents included Robert and Norma Echeverria who lived at this house from 1943 to 1950, when it was purchased by Leonard F. and Norma C. Gellen.

Under Criterion A, the property at 51 South 22<sup>nd</sup> Street does not appear to be significant within the development of East San Jose or important trends or events significant to local, state, and national history. Under Criterion B, it does not appear that any of the past owners or residents made significant contributions to local, state, or national history. Additionally, this house does not appear to be a significant example of a type, period, or method of construction. The roof plan indicates that the house may have been originally constructed as a Queen Anne style dwelling, but changes to the massing, plan, windows, and porch details have obscured any architectural style the house may once have had. These alterations have severely damaged its historic integrity. As a result, the house does not appear to be a significant example of the Queen Anne style or other architectural styles, it does not appear to be the work of a master architect or builder, and it does not have high artistic value (Criterion C). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and the property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

P1. Other Identifier: 39 South 22<sup>nd</sup> 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 \_\_\_\_; \_\_\_\_ B.M.

c. Address 39 South 22<sup>nd</sup> 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: 467-31-045

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

The one-story, square house at 39 South 22<sup>nd</sup> Street is set back on a 0.17 acre lot. Constructed circa 1915, this small Workman's Foursquare is covered with a hip roof sheathed in composition shingles, with exposed rafters and modern half round gutters. An inset corner porch located on the northwestern corner of the building has a concrete deck and is supported with thin wooden posts. The house's walls are covered with asbestos shingles and narrow lapped wood siding, separated by a sill course. Fenestration consists of double hung 1/1 wood sash windows and, at the façade (east side), a central fixed pane window flanked by two casements. A small addition was constructed in 1950 on the north side of the house. Located at the rear of the parcel is a small, detached garage with a clipped gable roof. The door on the garage appears to be a modern vinyl replacement.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary Building

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

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

Photograph 1, Façade, camera facing west, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

circa 1915, Sanborn Fire Insurance Maps

\*P7. Owner and Address:

Lily South Beltran  
39 South 22<sup>nd</sup> Street,  
San Jose, CA 95116

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

Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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 3

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #11-05

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 39 South 22<sup>nd</sup> Street

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Workingman's Foursquare

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1915; altered 1950

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

\*B8. Related Features: Detached garage

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 single family residence at 39 South 22<sup>nd</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located within the East San Jose Homestead Association subdivision, one of several tracts that were developed during the late nineteenth and early twentieth centuries in this area. At the turn of the century, development in this area was slow and unsystematic as individuals purchased parcels for residences, remaining mostly residential until the 1920s and 1930s. Before annexation to the City of San Jose in 1911, this area was separately incorporated for five years as the Town of East San Jose. During its period of incorporation, the Town of East San Jose passed a bond issue and various ordinances to provide for a sewer system, street improvements, and a new library. The town developed a small but thriving commercial area along Alum Rock Avenue, and there were scattered residences throughout the town, the largest along East San Fernando Street.<sup>1</sup> (See Continuation Sheet)

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

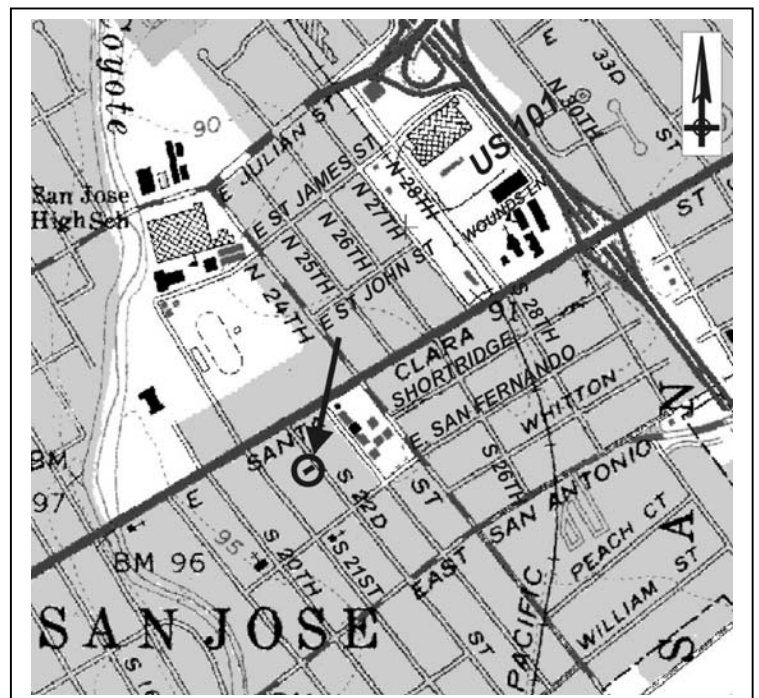
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002; See footnotes.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: July 30, 2002

(This space reserved for official comments.)



<sup>1</sup> 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.



### **B10. Significance (continued):**

The house at 39 South 22<sup>nd</sup> Street was representative of development in the East San Jose Homestead Association subdivision during the early 1910s and 1920s. Although the Santa Clara Assessor's Office records indicated that this house was constructed in 1925, it appears that it was actually constructed earlier. Sanborn Fire Insurance Company maps of San Jose show a single story, wood frame dwelling on this parcel in 1915 and also a small, detached garage located on the northern parcel line. These are probably the buildings that currently occupy the lot. The first known residents of the house were Mr. and Mrs. Hugh Briody, who lived here from at least 1917 until 1948, further supporting the earlier construction date of the home. Subsequent residents include J. P. Borba, who resided in the house in the early 1950s.

This property at 39 South 22<sup>nd</sup> Street does not appear to be significant within the context of development in East San Jose, or events or trends important to the history of the area, state, or nation (Criterion A). None of the people associated with the house appear to have made significant contributions to local, state, or national history (Criterion B). Under Criterion C, this house does not appear to be significant example of a type, period, or method of construction. Instead, this house appears to be a typical example of the Workingman's Foursquare, a response to the large Foursquare house that was developed in the late 1800s.

The small, one-story version of the two-story Foursquare developed characteristics of its own, and was mass-produced as a mail-order version from the turn of the century until the 1930s.<sup>2</sup> These houses are usually characterized by a square plan capped with a pyramidal or high hip roof, and there was a tendency to cut a porch space out of the plan. Another characteristic sometimes seen on these houses is an elevated basement that necessitated the approach to the house by a flight of wooden stairs. The origins of this small version of the Foursquare also included classical cottage vernacular variants that developed in the late 1880s, although this particular variation was not commonly reproduced until the mass production of mail-order homes.<sup>3</sup> The Workingman's Foursquare remained highly popular from the end of the 1880s until the 1930s. Although the house at 39 South 22<sup>nd</sup> Street has several of the typical features of the Workingman's Foursquare, such as a square plan, a high hip roof and an engaged corner porch, this house does not appear to be a significant example of the style or type. Several elements of the house have been altered, including the windows, the exterior cladding, and additions to the west side. Because the house does not appear to be a significant example of the Workingman Foursquare or retain many architectural elements dating to its period of construction, this house does not appear to meet the criteria for listing under Criterion C. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and the property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>2</sup> Alan McGowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge, MA: MIT Press, 1987), 90.

<sup>3</sup> McGowans, *The Comfortable House*, 90.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #11-06

P1. Other Identifier: 56 South 21<sup>st</sup> 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 \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 56 South 21<sup>st</sup> 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: 467-31-031

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

This Queen Anne house, constructed circa 1890, sits on a 0.17-acre parcel with a detached garage/apartment located on the east side. The main house is two stories in height, faces west, and has an irregular plan and massing. It is topped by a pyramidal roof with a cross gable porch and bay. The roof is sheathed with composition shingles, and has boxed eaves. The two-story projecting bay on the west side is covered with a front gable roof that features boxed returns and a decorative vergeboard. The gable end is sheathed with wood drop shingles, and has an elliptical louvered vent. The exterior walls are sheathed with lapped siding and a belt course. Fenestration consists of 1/1 double hung windows and a decorative stained glass pane on the first story at the main façade of the front bay. (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary 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, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

circa 1890, Sanborn Fire Insurance Maps

\*P7. Owner and Address:

Raymond and Linda Verlarde

56 South 21 Street

San Jose, CA 95116

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

Amanda Blosser,

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Queen Anne

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built circa 1890

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

\*B8. Related Features: Garage

B9. Architect: \_\_\_\_\_ b. Builder: William Biggers

\*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.)

Although this house has a high level of integrity and is a handsome example of modest Queen Anne architecture, it does not appear to meet the criteria for the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is part of the East San Jose Homestead Association subdivision, one of several tracts that were developed during the late nineteenth and early twentieth centuries in this area. At the turn of the century, development in the area was slow and unsystematic, as individuals purchased parcels for residences. The area's development remained mostly residential until the 1920s and 1930s, when small businesses began to appear on East Santa Clara Street. Before annexation to the City of San Jose in 1911, this area was separately incorporated for five years as the Town of East San Jose. At the time of its incorporation in 1906, the town boasted 1,400 residents. (See Continuation Sheet)

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

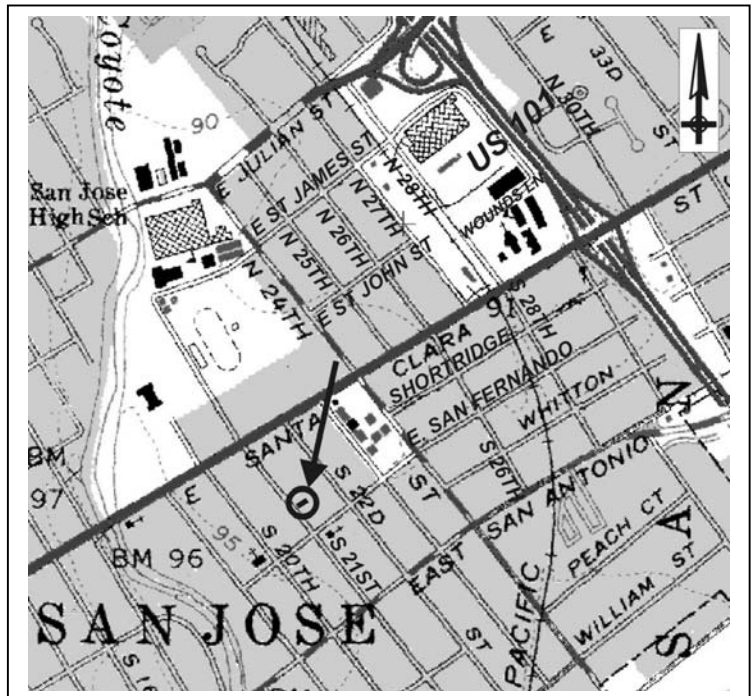
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: August 5, 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The windows have wide wood trim and lug sills. The main entry door is wood panel with a screen door. Located on the eastern side of the parcel is a small two-story dependency. Constructed circa 1890s, the building served as a garage, a separate dwelling, and now functions as a garage and apartment. This building is covered by a side gable roof, with a central front gable dormer over the door and second floor window.

### **B10. Significance (continued):**

During its period of incorporation, the Town of East San Jose passed a bond issue and various ordinances to provide for a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separately incorporated town, it developed a small but thriving commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest along East San Fernando Street.<sup>1</sup>

This house is an early building in the East San Jose Homestead Association tract, constructed circa 1890 by William Biggers, a building contractor and later sheriff of San Jose. Historic maps show that when this house was constructed, there were only five buildings on the block. These houses were of wood frame construction, with outbuildings and a tank house. There were also several commercial buildings on the parcels that faced East Santa Clara Street. The Biggers family resided on the block until 1925, when C.E. Pratt purchased the property. By the time Pratt purchased the house, most of the vacant lots nearby were filled with smaller Bungalow and Cottage style homes.

The house located at 56 South 21<sup>st</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places. Although it was one of the earlier homes constructed in the East San Jose Homestead Association subdivision, it does not appear to be significant in the development of this area, or trends or events in local, state, or national history (Criterion A). Research for this project did not indicate that William Biggers or C.E. Pratt made significant contributions to local, state, or national history or their fields of endeavor (Criterion B). In addition, this house does not appear to be a significant example of its type, period, or method of construction (Criterion C). A very modest Queen Anne house, it does not appear to be a significant or important example of the style. The house lacks many of the character-defining features of the style, such as heavy use of various exterior wall treatments, and has only a few of the details for which the flamboyant Queen Anne houses are known. Additionally, the house does not appear to be the work of a master architect or builder, and does not possess high artistic value. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and the property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

P1. Other Identifier: 24 South 21<sup>st</sup> 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 \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 24 South 21<sup>st</sup> 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: 467-31-032

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

Built in 1920, this small one-story Bungalow sits on a 0.11-acre parcel, facing west. It is rectangular in plan with a small ell on the rear side and two additions on both the north and south side of the ell. The house is topped by a cross gable roof sheathed with wood shingles and featuring exposed rafters and a wide fascia board at the gable ends. The battered exterior walls are covered with wood shingles on the lower portion of the wall and stucco on the upper portion. A covered entry with a wood panel door is centrally located on the façade, sheltered by an overhanging roof with triangular kneebraces. Fenestration consists of paired 6/1 double hung sash windows and a wood panel door. All of the openings are surrounded by wide battered trim and lug sills. (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary 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 east, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1920, County Assessor's records

\*P7. Owner and Address:

David Parsons

190 Idlewild Drive

Lakeview, AR 72642

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

Amanda Blosser,

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1920

\*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 building does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. (See Continuation Sheet).

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

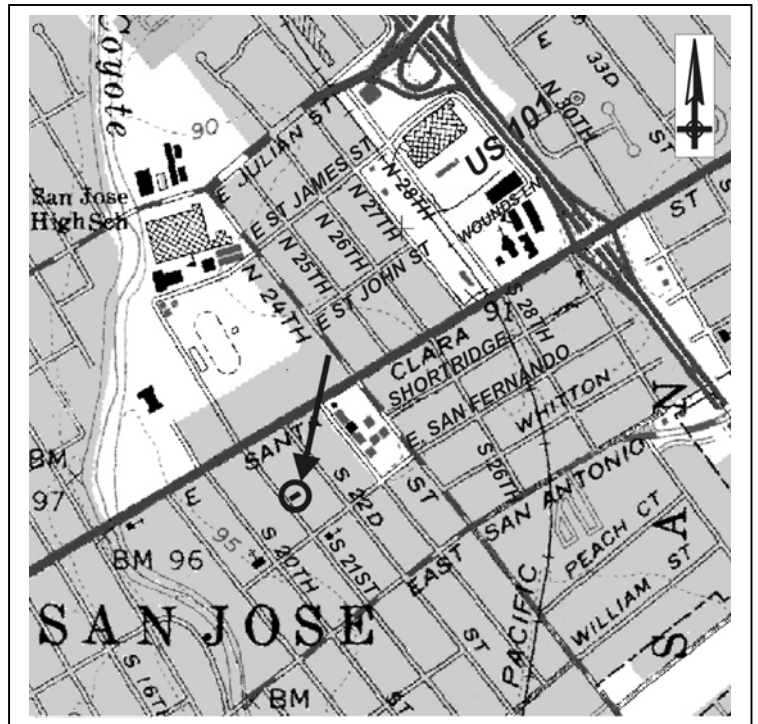
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: August 5, 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

An exterior end brick chimney is located on the south side of the house. A small, detached garage sits on the southeast corner of the parcel. It is one story with a front gable roof and a double garage door on the façade. The exterior walls are sheathed in narrow lapped siding and the roof is sheathed in composition shingles with a wide fascia board at the gable ends and exposed rafters.

### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The parcel at which 24 South 21<sup>st</sup> Street was originally subdivided as part of the East San Jose Homestead Association tract, but this house was not constructed until the 1920s, as part of a wave of later development in the area. In the 1890s, there were very few dwellings located on this block and the majority of the lots were vacant. As East San Jose began to grow, the lots on 21<sup>st</sup> Street started to fill in, and by 1915 only a few lots remained vacant. The dwellings on this block were generally one-story wood frame buildings with generous setbacks and usually had an outbuilding located on the rear of the parcel. Gilbert L. Stewart, a teacher in the city schools, was the first resident of 24 South 21<sup>st</sup> Street in 1926 and resided in the house until 1930. Subsequent residents included Adolph Ricci who resided in the house from 1930 until 1943, W. E. Rose who lived in the house from 1943 until 1950 as well as Leota Upton who also lived in the house in 1947.

The house at 24 South 21<sup>st</sup> Street does not appear to be significant within the development of East San Jose or within significant trends or events in local, state, or national history (Criterion A). Under Criterion B, this house does not appear to be significant for its association with any historically important persons. Research for this project did not indicate that G.L. Stewart, Adolph Ricci, or W.E. Rose made significant contributions within local, state or national history. Under Criterion C, this house does not appear to be a significant example of a type, period, or method of construction, but instead is a typical example of a Bungalow style house, mass-produced and marketed across America. The Bungalow style house reached its height of popularity in the 1920s and was a popular choice for domestic architecture. Catalogs such as Aladdin Homes and Wilson Bungalows offered kits for purchase making this style easily accessible across America. The Bungalow style home is well represented across San Jose, as well as nationwide, and the residence at 24 South 21<sup>st</sup> Street does not appear to be significant under Criterion C. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

P1. Other Identifier: 22 South 21<sup>st</sup> 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 \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 22 South 21<sup>st</sup> 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: 467-31-033

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

The one-story Bungalow style house at 22 South 21<sup>st</sup> Street has a generous setback and mature plantings obscure the view from the street. Built in 1920, it is rectangular in plan, sits on a concrete foundation with a front gable roof, and has exterior walls sheathed in narrow lapped siding. The roof is covered with composition shingles, and features unboxed eaves with wide exposed rafters and triangular kneebraces. An engaged porch located on the front side has a bow arch, wooden posts clad in lapped siding sitting on a blind balustrade, and an arched opening on either end. The front entrance consists of a French door and the visible windows are multi-light wood frame casement sash.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary 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 northeast, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1920, County Assessor's record

\*P7. Owner and Address:

Gary L. Bailey

22 South 21<sup>st</sup> Street

San Jose, CA 95116

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

Amanda Blosser,

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: June 24, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built, 1920; alterations 1931

\*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.)

Although this house appears to retain a high level of integrity, it does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development, and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. (See Continuation Sheet).

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

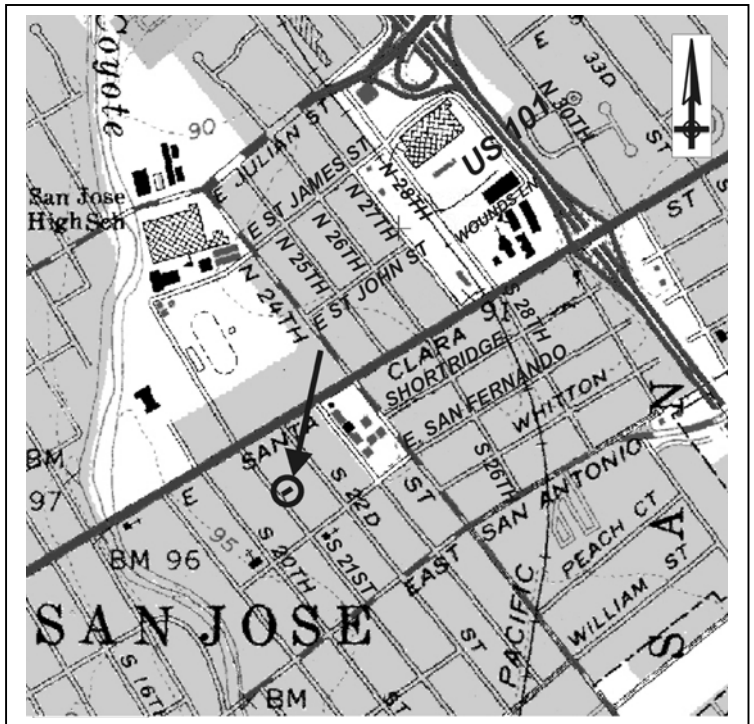
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: July 24, 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Constructed in 1920 for watchmaker J. A. Goulet, this small Bungalow was one of many residences constructed in the East San Jose Homestead Association during the 1910s and 1920s. In the 1890s, there were very few dwellings located on this block and the majority of the lots were vacant. As East San Jose began to grow, the lots began to fill in on 21<sup>st</sup> Street and by 1915, only a few lots remained vacant. The dwellings on this block were generally one-story wood frame buildings with generous setbacks and typically had an outbuilding located on the rear of the parcel. Subsequent residents of 22 South 21<sup>st</sup> Street included Jack Silva, who constructed the garage in 1931. Silva resided in the house until 1940 and again from 1947 into the 1950s. Rev. T.A. Mercer occupied the house from 1940 to 1947. Like many of the houses in this neighborhood, ownership changed several times in the 1950s, and little is known about the residents during that decade or later.

Under Criterion A, this house does not appear to have important associations with the history of development in the area, nor does it appear to be associated with historically significant persons (Criterion B). None of the owners or residents appear to have made significant contributions to local, state, or national history. In terms of Criterion C, this house does not appear to be a significant example of a type, period, or method of construction, but instead is a typical example of a Bungalow style house, mass-produced and marketed across America. The Bungalow reached its height of popularity in the 1920s and was a popular choice for housing design. Catalogs such as Aladdin Homes and Wilson Bungalows offered kits for purchase making the style easily accessible across America. The Bungalow style home is well represented across San Jose, as well as nationwide, and this example does not appear to be significant or important. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #11-08

\*Recorded by Amanda Blosser \*Date June 24, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** Detached garage, camera facing east, July 24, 2002.

P1. Other Identifier: 20 South 21<sup>st</sup> 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 \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 20 South 21<sup>st</sup> 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: 467-31-034

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

This Bungalow style house is located on a 0.17-acre parcel with a shallow setback. It was constructed in 1923 on a concrete foundation and is rectangular in plan, with a front gable roof. The roof is sheathed in composition shingles and has open eaves with a wide fascia board, exposed rafters, and triangular kneebraces. The gable ends have a lattice attic vents. A small, enclosed porch is located under a front gable roof that extends from the right end of the façade. The porch roof is supported by two square posts on a blind balustrade and is enclosed with nine light glazed windows. The walls are clad in lapped siding and set with fenestration that varies from 1/1 to 6/1 double hung wood sash windows. A small detached wood frame garage is located behind the house.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary Building

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

P5b. Description of Photo: (View, date, accession #) Photograph 1, façade, camera facing east, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1923, Santa Clara Co. Surveyor's maps

\*P7. Owner and Address:

Phillip Hobson

20 South 21<sup>st</sup> Street

San Jose, CA 95116

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

Amanda Blosser,

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1920

\*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.)

Although this house retains integrity, it does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. (See Continuation Sheet).

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

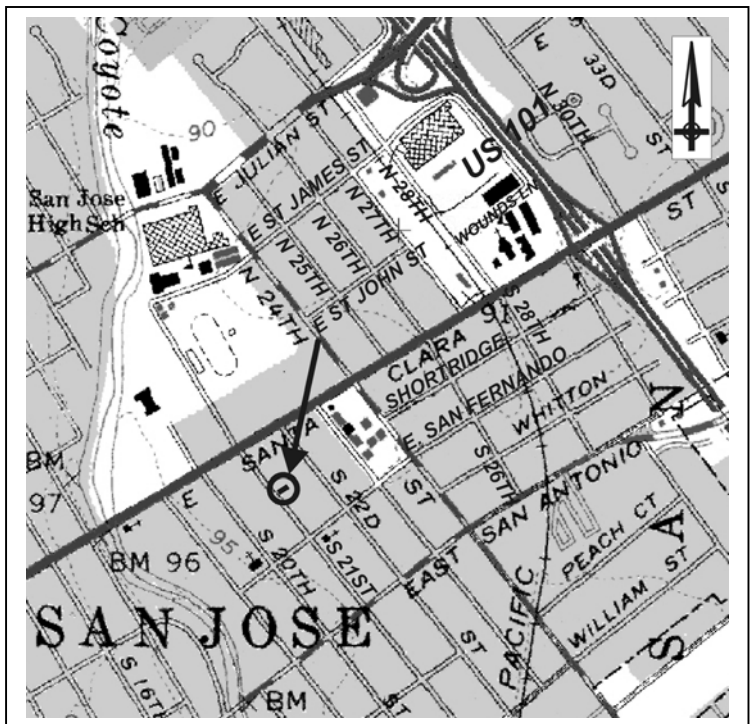
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: August 2, 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

This small Bungalow was one of many residences built in the East San Jose Homestead Association during the 1910s and 1920s. In the 1890s, there were very few dwellings located on this block and the majority of the lots were vacant. As East San Jose began to grow, the lots began to fill in on 21<sup>st</sup> Street and by 1915, only a few lots remained vacant. The dwellings on this block were generally one-story wood frame buildings with generous setbacks and typically had an outbuilding located on the rear of the parcel. The house at 20 South 21<sup>st</sup> Street was one of the last to be constructed, built in 1923 for S.C. Hunt, a teller at the Bank of Italy. Subsequent residents included J.A. Goulet, T.L. Grunwell, and T.O. Baumgardner. Like many of the houses in this neighborhood, ownership changed several times in the 1940s and 1950s, and little is known about the residents from 1950 to the present time.

The house at 20 South 21<sup>st</sup> Street does not appear to have important associations with significant trends or events in the history of the development of the area, state, or nation (Criterion A) nor does it appear to be associated with historically significant persons (Criterion B). None of the former owners or residents appear to have made significant contributions to local, state, or national history. Under Criterion C, this house does not appear to be a significant example of a type, period, or method of construction, but instead is a typical example of a Bungalow, a mass-produced style marketed across America. The Bungalow reached its height of popularity in the 1920s and was a popular choice for housing design. Catalogs such as Aladdin Homes and Wilson Bungalows offered kits for purchase, making the style easily accessible across America. The Bungalow style home is well represented across San Jose, as well as nationwide, and this example does not appear to be significant. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

P1. Other Identifier: 16 South 21<sup>st</sup> 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 \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 16 South 21<sup>st</sup> 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: 467-31-105 and 467-31-104

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

This property consists of a Minimal Traditional style duplex constructed in 1958. The duplex sits on a double lot that totals 0.35 acres, faces south, and is one story with an "I" shaped plan. It sits on a concrete foundation, with a hip roof sheathed in composition shingles, boxed eaves, and half round gutters. There are also metal downspouts located at the corners of the building. The exterior walls are clad in stucco with a brick skirt topped by a projecting sill course. Basement vents are located at the ground level on the brick skirt. Fenestration throughout the building consists of aluminum sliding windows, while entries include two modern aluminum doors with screen doors.

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

\*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 east, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1958, County Assessor's records

\*P7. Owner and Address:

Florence and Anthony Fernandes  
PO Box 4715,  
Carmel, CA 93921

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

Amanda Blosser,  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: Multi-family residence B4. Present Use: Multi-family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1958

\*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.)

This duplex does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Constructed in 1958, this duplex replaced an earlier dwelling on the parcel that appeared on historic mapping as late as 1951.<sup>1</sup> Built by the current owner, Anthony Fernandes, this duplex is located in what was originally called the East San Jose Homestead Association, one subdivision that was part of East San Jose. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. (See Continuation Sheet).

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

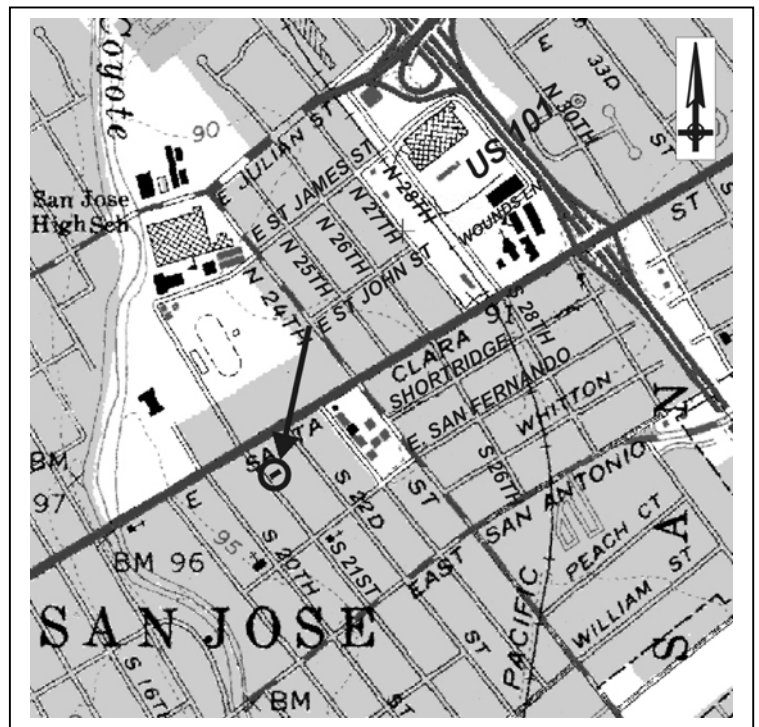
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: August 1, 2002

(This space reserved for official comments.)



<sup>1</sup> Sanborn Fire Insurance Maps, "San Jose, California, " 1915 updated 1951.



### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>2</sup>

This duplex at 16 South 21<sup>st</sup> Street does not appear to be significant within the development of East San Jose (Criterion A) and represents infill development. It also does not appear to be associated with any historically significant persons (Criterion B). Anthony Fernandes does not appear to have made significant contributions to local, state, or national history. Under Criterion C, this duplex does not appear to be a significant example of a type, period, or method of construction. The Minimal Traditional dwelling appeared just before World War II and continued to be popular into the 1950s. Often described as a compromise style, the Minimal Traditional building reflects the form of earlier housing styles, but lacks the decorative detailing. Roof pitches are low or medium; eaves are close rather than overhanging. Generally built of wood framing, exterior wall cladding may be wood, stucco, brick, stone, or a mixture of materials. Most are relatively small and they were built in great numbers, commonly in large tract developments. This building does not appear to be a significant example of a multi-family dwelling or the Minimal Traditional Style. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>2</sup> Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, December 1, 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury*, September 13, 1980.

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

Primary # P-43-001423  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (assigned by recorder) 35 South Twenty-first Street

P1. Other Identifier: Jennie Bowman House **JRP Map Reference #11-11** Ref. No. 48  
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; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M.  
c. Address 35 South Twenty-first Street (31 Jones) City San Jose Zip 95116  
d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-31-019

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

This ca. 1908 Craftsman style house faces east on a mid-block parcel in a residential neighborhood at the edge of the East Santa Clara Street commercial district. It has a small setback landscaped with a lawn, trees, and shrubs. A concrete driveway extends along the house's north side to the paved backyard. The one-story, wood-frame house has a rectangular plan and hip roof with soffited eaves. The base is clad in clapboard and the main body of the house is sheathed in shingles. The street façade is composed of a gabled three-sided bay with an adjoining porch recessed under the main hip roof. The porch has hefty chamfered posts with slab bases and corbelled tops. The wood-sash, 1-over-1 double-hung windows are set into molded frames with screens. The interior retains original wood molding, including board-and-batten wainscoting, and a stone fireplace. The exterior of the house is moderately intact. The porch has been enclosed with 4-light, fixed-pane windows, and a fieldstone chimney on the north side has been partially removed.

**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 SE

**P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
ca. 1908

**P7. Owner and Address**  
Beas, Elisa  
35 S. Twenty-first St.  
San Jose, CA 95116

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

Ward Hill and Woodruff Minor, Architectural  
Historians and Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

**JRP Map Reference #11-11** NRHP Status Code \_\_\_\_\_

Page 2 of 2 Resource Name or #: (assigned by recorder) 35 South Twenty-first Street

- B1. Historic Name: Jennie Bowman House  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Residence B4. Present Use: Residence  
 B5. Architectural Style: Colonial Revival/Craftsman style  
 B6. Construction History: (Construction date, alterations, and date of alterations)

The house located at 35 South Twenty-first Street was constructed about 1908. The exterior of the house is moderately intact. The porch has been enclosed with 4-light, fixed-pane windows, and a fieldstone chimney on the north side has been partially removed.

- B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 B8. Related Features: \_\_\_\_\_  
 B9a. Architect: Unknown B9b. Builder: Unknown  
 B10. Significance: Theme Residential Architecture Area San Jose  
 Period of Significance ca. 1908 Property Type Residential Applicable Criteria none

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

The house located at 35 South Twenty-first Street was constructed about 1908 by Mrs. Jennie Bowman. Mrs. Bowman's daughter Rose Lena and her husband John F. Valpey also resided at this address. John Valpey had been a baker most of his life and was probably a descendent of Warm Springs pioneer, Capt. Calvin Valpey. By 1924, the house was owned by Dollie L. Ross; and by 1926, Henry W. Giddens and his wife Cora were living at this address. The Giddens owned the home until the early 1950s.

*Evaluation*

The Colonial Revival/Craftsman Style house at 35 South Twenty-first Street overall retains a good level of historic integrity. The major exterior alterations include enclosing the originally open porch with fixed pane windows and the removal of the fieldstone chimney. Even though it is largely intact, the house does not appear to be a sufficiently exceptional or rare example of a Colonial Revival/Craftsman Style house in San Jose to be eligible for the National Register under Criterion C or the California Register under Criterion 3. The building does not appear to be associated with themes or cultural patterns of historic significance in order to be eligible under Criterion A or Criterion 1. 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, 35 South Twenty-first 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.

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

**B12. References:**

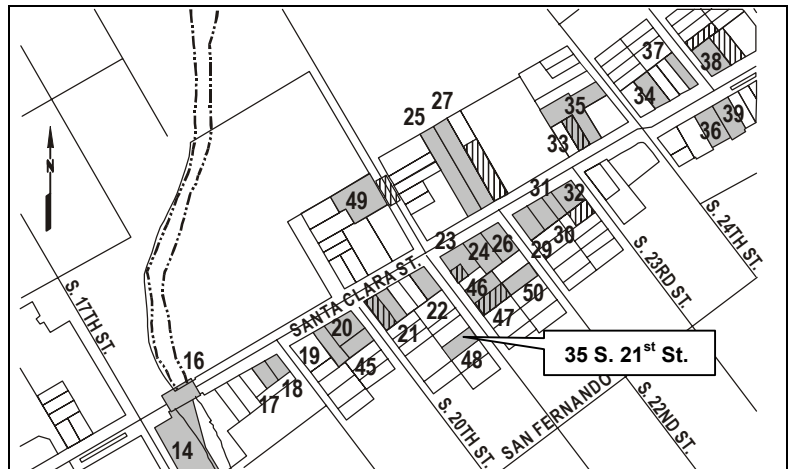
- Town of East San Jose, Tax Assessment Book, 1907.
- San Jose City Directories, 1907-1963.
- San Jose Sanborn Fire Insurance Maps, 1901-1961.
- Thomas Bros., Block Book, 1924.

**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  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_


\*Resource Name or # (Assigned by recorder) Map Reference #11-12

P1. Other Identifier: 31 South 21<sup>st</sup> 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 31 South 21<sup>st</sup> 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: 467-31-018

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

The house at 31 South 21<sup>st</sup> Street, constructed in 1920, is a single story Craftsman style house with a rectangular plan topped by a composition shingle hipped roof featuring medium unboxed eaves. A hipped front dormer with a fixed window in a wood frame is centrally located on the front hip (**Photograph 1**). The walls are sheathed in horizontal shiplap siding, both above and below the belt course at the floor level. Fenestration consists of 1/1 double hung windows with wooden sashes, which appear to be original. Five concrete steps lead to the main entrance inset on the northeast corner of the house, and supported by two square wooden posts with plain capitols. The wooden paneled door is covered by a modern screen door. A small building located at the end of the driveway is probably the detached garage, constructed in 1951. This building features a hipped composition shingle roof and replacement aluminum slider windows, and has been converted into a secondary living space (**Photograph 2**).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1920, County Assessor's record

\*P7. Owner and Address:

Nancy Lam

31 South 21<sup>st</sup> Street

San Jose, CA 95116-2220

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) built 1920; detached garage added 1951

\*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.)

Although the house at 31 South 21<sup>st</sup> Street has a high level of integrity and is a handsome example of Craftsman style architecture, it does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This house was constructed in 1920 as part of a wave of later development in the area, originally subdivided as part of the East San Jose Homestead Association. The Association tract, which was initially developed by A. R. Bishop and recorded in the 1870s, is located south of East Santa Clara Street (formerly Alum Rock Avenue) between what are now South 19<sup>th</sup> and South 24<sup>th</sup> Streets. (See Continuation Sheet)

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

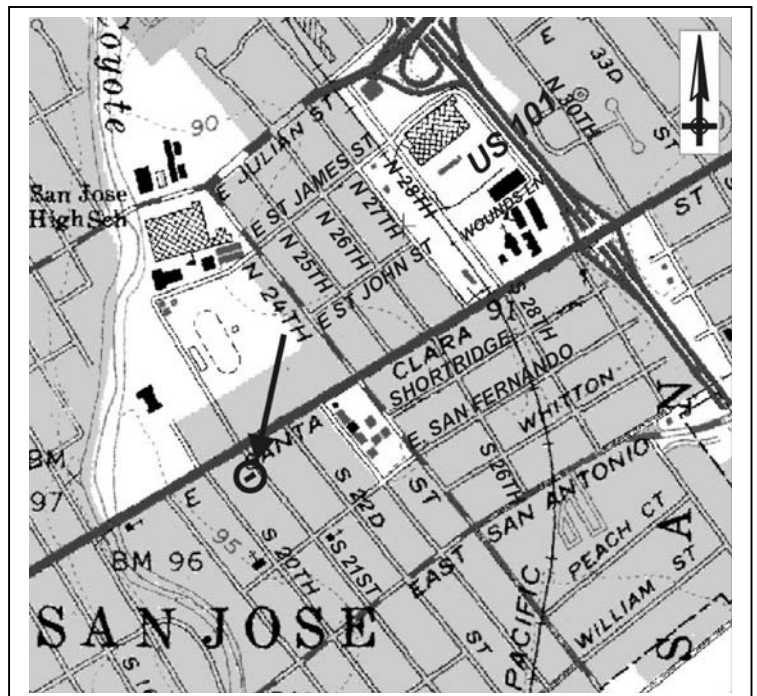
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; USGS Quadrangles, San Jose, (1898-1978); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002; San Jose Public Library, California Room, San Jose Building Permits, 1940-1986.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Constructed in 1920, the house at 31 South 21<sup>st</sup> Street witnessed a high turnover in occupants throughout its history. The first resident, A.H. Hawes, occupied the house from 1920 until 1923, when P.S. Ulm purchased it. Ulm lived there for four years, and by 1927 R.M. Thomas began his three-year occupancy of the house. Phillip Crachiolo, a fruit picker, moved into the house in 1933, followed by C.P. Postle in 1936. N.F. Hannah purchased the house in 1942 and resided there until 1950, when Mrs. P.M. Dooley bought it. Mrs. Dooley added the building located behind the house in 1951. Mrs. Willijeff Minor, a widow, purchased the house in 1954 and lived in it through 1961.

The property at 31 South 21<sup>st</sup> Street does not appear to have any important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house at 31 South 21<sup>st</sup> Street is an understated example of Craftsman style architecture that also displays some attributes of a Workingman's Foursquare. Its small size and design are typical of many early twentieth century houses built as the Craftsman style became popular for residences, often using pattern books or pre-cut plans. One-story Craftsman style houses, or Bungalows, became common during the first decades of the twentieth century and were the dominant style for small houses and cottages built at this time, both nationally and in East San Jose. Within the context of Craftsman style houses, the residence at 31 South 21<sup>st</sup> Street is an unremarkable example. Although the house retains a high level of integrity, it does not embody distinctive characteristics of type, period, or method of construction. The property is a modest residential expression of Craftsman style architecture and does not appear to be the work of a master architect or builder, nor does it possess high artistic value (Criterion C). The building also has not yielded, nor will likely yield, important information for history (Criterion D). This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

**Photographs (continued):**



**Photograph 2.** View of east side of converted 1951 detached garage, July 23, 2002.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11-13

P1. Other Identifier: 29 South 21<sup>st</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 29 South 21<sup>st</sup> Street City San Jose Zip 95116-2220

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: 467-31-017

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

The single-story house at 29 South 21<sup>st</sup> Street, constructed in ca. 1920, is rectangular in plan. The roof is front gabled with composition shingles and short eaves. A decorative accent in the front gable can be seen in **Photograph 1**. Sheathed in horizontal shiplap siding, the house's fenestration consists of 1/1 double hung, wood sash, multi-pane windows, and modern replacement sliding windows. Three concrete steps lead to the main entrance inset on the northeast side of the house and supported by square wooden posts. A modern screen door covers the main door. A second building is located northeast of the main residence (**Photograph 2**).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 northeast, July 23, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
ca. 1920, City Directories

\*P7. Owner and Address:  
Richard & Salvador M. Zapien  
29 South 21<sup>st</sup> Street  
San Jose, CA 95116-2220

\*P8. Recorded by: (Name, affiliation, address)  
Susan Hotchkiss  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow/Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) ca. 1920, 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.)

The residence at 29 South 21<sup>st</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The house is located in old East San Jose on what were portions of Lots 16 and 17 of Block 4 in the East San Jose Homestead Association. Subdivided by A.R. Bishop in 1869, the East San Jose Homestead Association remained largely undeveloped until the 1910s and 1920s, when the area started grow. The East San Jose Homestead Association is located south of East Santa Clara Street (formerly Alum Rock Avenue) between what are now South 19<sup>th</sup> and South 24<sup>th</sup> Streets. Scattered houses were built in the subdivision during the late nineteenth and early twentieth centuries, including the house at 29 South 21<sup>st</sup> Street, which was built circa 1920. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, as well as the East San Jose Homestead Association, opened this area to residential development and its eventual annexation into the City of San Jose. (See Continuation Sheet)

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

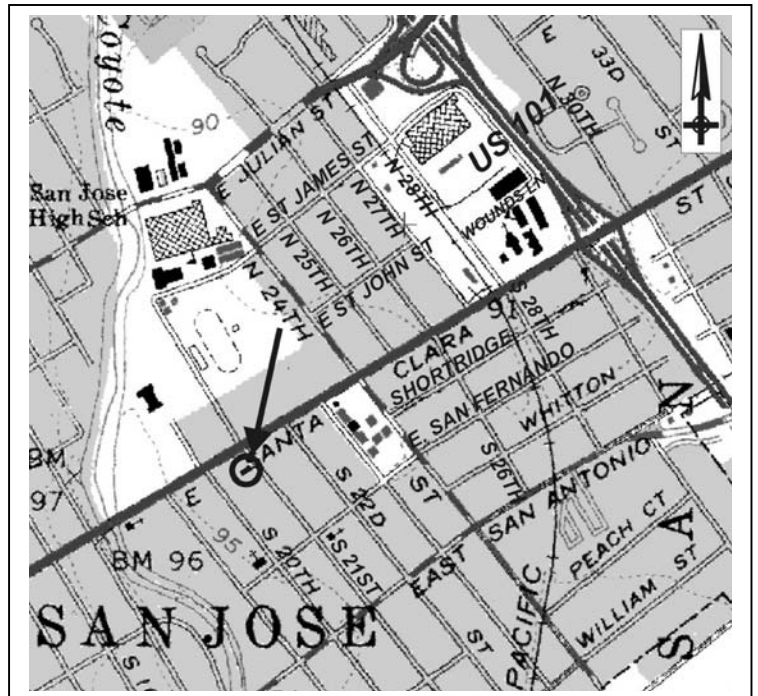
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; USGS Quadrangles, San Jose, (1898-1978); San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

For a five-year period between 1906 and 1911, this area was incorporated as the Town of East San Jose passing bonds and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. The town 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. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Although the house's original construction date is unknown, it was on the site by 1920 when A.L. Wing resided there, according to city directories. W.B. Coates owned the property by 1923, renting it during the late 1920s to F.K. Haslund. Coates sold the house to Lillian W. Knight in October 1930, who resided there through 1940. Subsequent residents included Bradford Morter, G.E. Kline, Lydia Smith (a title searcher for California Pacific Title) and William McClean, a laborer.

The property at 29 South 21<sup>st</sup> Street does not appear to have any important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The building is an example of a Bungalow style dwelling that has been modified to reflect the Minimal Traditional style, and does not appear to be important for its type, period, or method of construction. Minimal Traditional style homes became popular in the 1930s and became the dominant style of tract housing after World War II until the early 1950s. There are many examples of Minimal Traditional style architecture in San Jose. Minimal Traditional houses often have low-pitched roofs with dominant front gables and large chimneys. Influenced by the Depression of the 1930s, they typically lack the ornamental details of traditional architectural styles. In addition, the building does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Moreover, the property has been modified with the prominently displayed replacement sliding window in the front facade. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #11-13

\*Recorded by Susan Hotchkiss \*Date July 23, 2002  Continuation  Update

**Photographs (continued):**



**Photograph 2.** Camera facing northwest, view of obscured garage, July 23, 2002.

P1. Other Identifier: 25 South 21<sup>st</sup> 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 1961, photorevised 1980 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 25 South 21<sup>st</sup> 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: 467-31-016

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

This one-story Bungalow has been heavily modified and features a medium pitched, cross gable roof clad in composition shingle. Open overhanging eaves show false beams, which support the fascia board with decorative notched ends. The walls are sheathed in replacement stucco siding and fenestration consists of aluminum frame sliding windows. The front door, located on the façade (west side), is obscured behind a metal screen door. The concrete stoop at this entrance is sheltered under a gable roof supported by wood brackets. A metal louvered vent is positioned directly below the front gable peak and the house has two brick chimneys, an exterior mounted chimney along the northern wall and an interior chimney in the center of the house. An addition in 1947 brought the total area to 1,066 square feet. A detached garage is located behind the house, obscured by trees.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 east,  
July 25, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
ca. 1915, County Assessor's record

\*P7. Owner and Address:  
Daniel J. Gill  
25 South 21<sup>st</sup> Street  
San Jose, CA 95116

\*P8. Recorded by: (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 25, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow/Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1915, 1947 addition

\*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 building, lacking historic and architectural significance as well as integrity, does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The house was originally constructed about 1915 on portions of what were Lots 16 and 17 of Block 4 in the East San Jose Homestead Association. Subdivided by A.R. Bishop in 1869, the East San Jose Homestead Association remained largely undeveloped until the 1910s and 1920s, when the area started to grow. The East San Jose Homestead Association is located south of East Santa Clara Street (formerly Alum Rock Avenue) between what are now South 19<sup>th</sup> and South 24<sup>th</sup> Streets. (See Continuation Sheet)

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

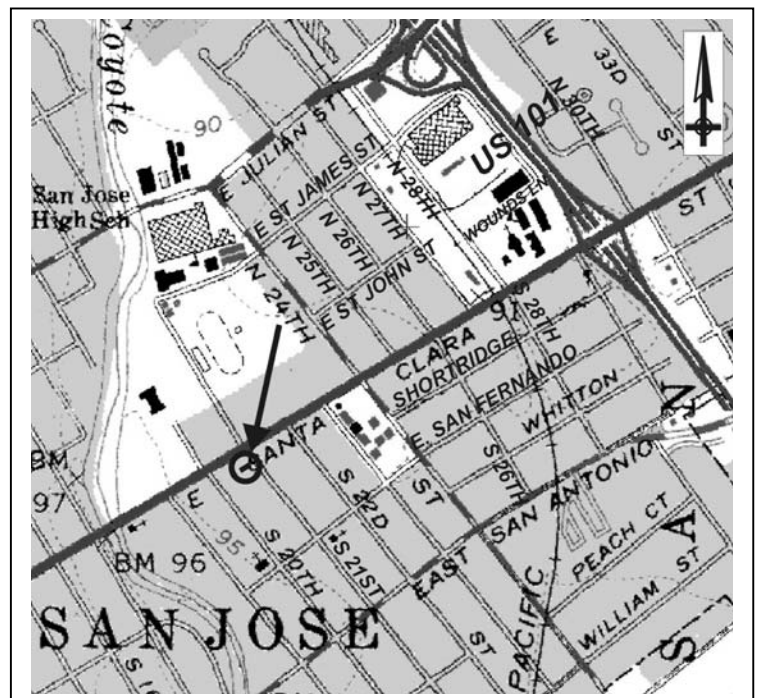
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Thomas Block Book ca. 1920s, p. 193, volume 2, History San Jose.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The East San Jose Homestead Association subdivision was one of several tracts that were developed during the late nineteenth and early twentieth centuries in this area. Before annexation to the City of San Jose in 1911, this area was separately incorporated for five years as the Town of East San Jose. At the time of its incorporation in 1906, the town boasted 1,400 residents. During its period of incorporation, the Town of East San Jose passed a bond issue and various ordinances to provide for a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separately incorporated town, it developed a small but thriving commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest along East San Fernando Street.<sup>1</sup>

The house at 25 South 21<sup>st</sup> Street witnessed a high turnover in occupants throughout its history. Alvin Hawes and his wife Esther occupied the house by 1915. Henry Rediker lived there during the early 1920s, followed by Richard Woelffel, a cannery superintendent, and his wife Gertrude, who occupied the house in the mid-1920s. Louise and Millardo O. Gerow, a chauffeur at Belknap, purchased the house by 1930. In October 1940, the Gerows sold the house to Francis J. Quadro, a grocery manager at H.C. Bettencourt, and his wife Janet. The Quadros resided in the house for at least fifteen years, and built an addition to the residence in 1947. From the 1950s on, the working class tenants have continued to change frequently.<sup>2</sup>

The property at 25 South 21<sup>st</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics. The building probably began as a modest Bungalow, but it has been so completely modified it now reflects the Minimal Traditional style. The massing, false beams, and year built suggest Bungalow style architecture, but the additions of stucco and replacement windows obscure the design, and also damage the integrity of the residence. It does not appear to be important for its type, period, or method of construction, nor does it appear to be the work of a master architect or builder or possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 this property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> San Jose City Directories, 1912 to 1965; and Thomas Bros. Block Book of San Jose (ca.1921 to 1942), volume 2, 310.

P1. Other Identifier: 19 South 21<sup>st</sup> 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 \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 19 South 21<sup>st</sup> 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: 467-31-015

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

This one-story Bungalow sits on a 0.17-acre parcel with a shallow set back and a small attached garage located on the northwest side. Constructed in the 1920s, it sits on a concrete foundation facing east, and is rectangular in plan with a front gable roof and recessed porch (**Photograph 1**). The roof is sheathed in composition shingles with open eaves and a wide fascia board, kneebraces on the gable ends, and exposed rafters on the north and south sides. The gable ends also have lattice attic vents. An attached front gable roof accentuates the recessed porch and has the same detailing as the main roof with the gable end clad in narrow lapped siding. The porch, enclosed on the north side with nine-light windows, has wooden posts set on a blind balustrade covered in narrow lapped wood siding and a set of three steps leading to the concrete deck. (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary 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, July 24, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1920s, Sanborn Fire Insurance Maps

\*P7. Owner and Address:

William and Sue Kim Trust

120 Lassen Road

San Bruno, CA 94066

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

Amanda Blosser

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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**

Page 2 of 4

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #11-15

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 19 South 21<sup>st</sup> Street

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) Built circa 1920s; alterations 1950s

\*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.)

This house does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. (See Continuation Sheet)

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

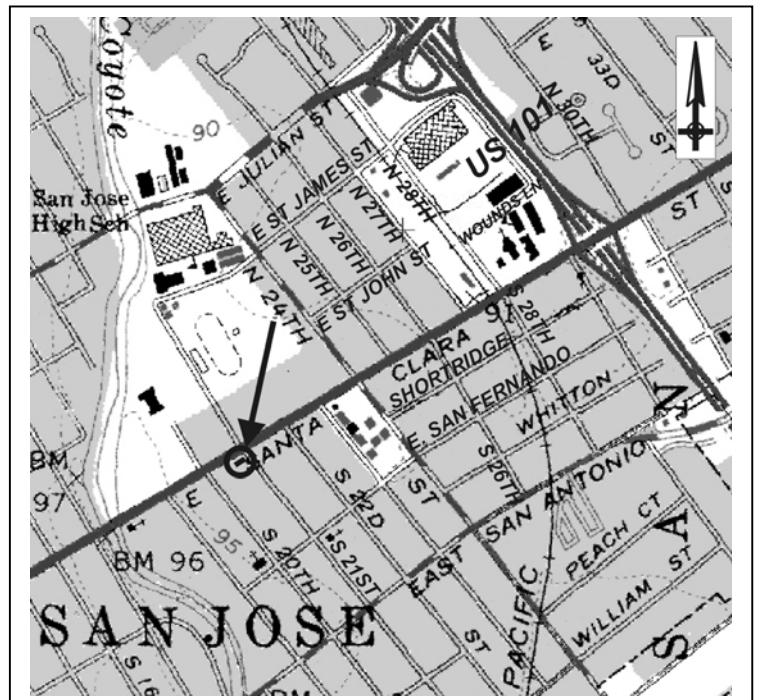
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: August 2, 2002

(This space reserved for official comments.)





### **P3a. Description (continued):**

Fenestration throughout the house consists of 1/1 double hung wood sash windows and a multi-light picture window on the front side. The windows have lug sills and are framed with wide window trim. Two exterior end brick chimneys are located on the south side of the house as shown in **Photograph 2**. They both have stepped shoulders with a simple cap. Two additions appear on both the north and south sides of the house. The addition on the north side, constructed in the 1950s, is a one-story garage clad in stucco as shown in **Photograph 3**. The garage is covered with a flat roof and has a modern single car door on the front side. The addition on the south side of the house (shown in **Photograph 2**) is one-story with a shallow gable roof, and is covered in plywood paneling.

### **B10. Significance (continued):**

By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

This residence appears to have been constructed in the 1920s, as part of a wave of later development in the area. Although Santa Clara Assessor Office records indicate this house was constructed in 1900, it appears to have been constructed later because it does not appear on historic mapping dated to 1915 and city directories do not record this house until after 1915. Julian Belknap first occupied the property in 1922. Belknap was a local businessman and the son of Dr. Lewis J. Belknap, who ran the Garden Sanitarium in East San Jose.<sup>2</sup> Eugene Hellman, a contractor for L.E. Peppin, resided in this house from 1923 until 1940, when Nathan Rubenstein was listed as the owner. William and Sue Kim have owned the property since at least 1982.

The property at 19 South 21<sup>st</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). Research did not indicate that Julian Belknap, Eugene Hellman, or Nathan Rubenstein made significant contributions to local, state, or national history. Under Criterion C, this house does not appear to significant example of a type, period, or method of construction. Instead this house appears to be a typical example of a Bungalow, mass-produced and marketed across America. The Bungalow style house reached its height of popularity in the 1920s and was a popular choice for domestic architecture. Catalogs such as Aladdin Homes and Wilson Bungalows offered kits for purchase making the style easily accessible across America. The Bungalow style home is well represented across San Jose with exceptional examples located throughout the city. Although there are additions to the north and south sides of the house at 19 South 21<sup>st</sup> Street, they are on the rear of the house and therefore do not compromise its integrity. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> *San Jose Mercury News*, February 18, 1932.

**Photographs (continued):**



**Photograph 2.** Addition on the south side, camera facing west, July 24, 2002.



**Photograph 3.** Addition on the north side, camera facing west, July 24, 2002.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11-16

P1. Other Identifier: 24 South 20<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 24 South 20<sup>th</sup> 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: 467-31-008

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

The one-story single-family residence at 24 South 20<sup>th</sup> Street was constructed circa 1915. It rests on a concrete foundation, capped by a cross gable roof clad in Spanish tile. An extension on the back of the house has a flat roof. The chimney on the southern side is brick, and stuccoed molding appears at the cornice. A rectangular louvered vent appears under the front gable. The house is sheathed in stucco with a metal awning covering the west-facing window. Fenestration consists of replacement vinyl, 1/1 double hung sash, except for the center fixed window, which is flanked by 1/1 double hung windows on the west side. The main entry consists of a wood door covered by a metal screen door opening onto a concrete porch. Located to the east of the residence is a detached garage with sliding wood doors sitting on a concrete foundation. It is capped by a gable roof.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 east,  
August 14, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1915, County Assessor's record

\*P7. Owner and Address:

Timothy and Alice Houtz

24 South 20<sup>th</sup> Street

San Jose, CA 95116

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

Kathleen Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: August 14, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Spanish Eclectic

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1915, 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.)

The property at 24 South 20<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property's parcel is located in old East San Jose on the original Lot 6, Block 4 of the East San Jose Homestead Association subdivision. The subdivision is located on the south side of East Santa Clara Street extending from 20<sup>th</sup> Street on the east to William Street on the south, bordered by the Coyote Creek on the west. Originally containing twenty five blocks, the lots were generally developed as commercial properties that were established in the first three decades of the twentieth century. (See Continuation Sheet)

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

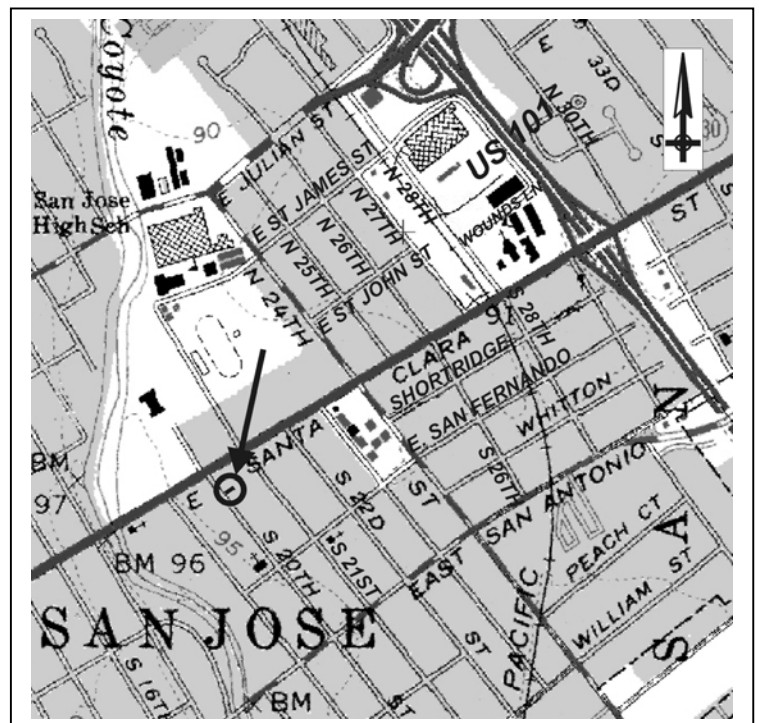
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; Building Permits, San Jose Public Library; Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Following the pattern of many homes in the area, the residence at 24 South 20<sup>th</sup> Street had many residents over the years. In 1915, the widow Inez Field lived in the house. By the early 1920s, John Stewart, an engineer, occupied the residence. George E. Standort, a PG&E foreman, owned the property at 24 South 20<sup>th</sup> Street in addition to the two adjoining lots to the south. By 1939 however, the three lots, still owned by George E. Standart, which included 20, 22, and 24 South 20<sup>th</sup> Street, were sold. That year, John and Etna Ganser purchased the property at 24 South 20<sup>th</sup> Street. John, a bookkeeper, then sold the property by 1945 to Albert Schouten, a baker, and his wife Nellie. Ownership continued to change for roughly every five years until the current owners, Timothy and Alice Houtz, bought the residence in 1986.<sup>2</sup>

The property at 24 South 20<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The small residence has characteristics consistent with the Spanish Eclectic style popular from 1915 through 1940, including the flat and gable portions of the low-pitched roof, stucco siding, arched doorways, and the tile clad roof. Although representative of the style of houses popular in San Jose, it does not appear to be important for its type, period, or method of construction. Nor does the house appear to be the work of a master architect or builder and it does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the house at 24 South 20<sup>th</sup> Street has been altered with replacement windows, it largely retains historic integrity. The property, however, lacks historical and architectural significance. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> Sanborn Fire Insurance Maps, San Jose, 1915, 1951, and 1961; San Jose City Directories, 1915 to 1965; and Thomas Bros. Block Book of San Jose, ca.1921 to 1942, Volume 2, 310.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11-17

P1. Other Identifier: 22 South 20<sup>th</sup> 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 Sheet 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 22 South 20<sup>th</sup> Street City San Jose Zip \_\_\_\_\_

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: 467-31-009

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

The residence at 22 South 20<sup>th</sup> Street has a cross-gable composition shingle roof. Sheathed in shiplap, the house is recessed from the street, with a driveway and parking area in place of any landscaping that might have previously been present. The parking area is covered with a shed roof carport and holds two or three parking spots. The house has an asymmetrical plan with an inset porch at the north side of the façade. Fenestration on the façade is multi-light fixed frame with 1/1 double hung windows located near the entryway. A shed-roofed addition is located on the east side 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.)

P5b. Description of Photo: (View, date,

accession #) Photograph 1, camera facing east, August 14, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1947, City Directories

\*P7. Owner and Address:

Richard Magdaleno & Sandra Garcia-Magadeleno

22 South 20<sup>th</sup> Street

San Jose, CA 95116

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: August 14, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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) \_\_\_\_\_



### **B10. Significance (continued):**

By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup> The house at 22 South 20<sup>th</sup> Street was built much later than the other residences on the street and is, in fact, located on a lot that was subdivided from another parcel. John B. and Carlotta Lo Curto were the first owners of the house, starting in 1947. By 1950, Charles E. and Ida Maynard were the owner-occupants, and the house stayed in the Maynard family through at least 1965.

The property at 22 South 20<sup>th</sup> Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do the inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The Minimal Traditional style appeared just before World War II and continued to be popular into the 1950s. Often described as a compromise style, the Minimal Traditional building reflects the form of earlier housing styles, but lacks the decorative detailing. Roof pitches are low or medium; eaves are close rather than overhanging. Generally built of wood framing, exterior wall cladding may be wood, stucco, brick, stone, or a mixture of materials. Most are relatively small and they were built in great numbers, commonly in large tract developments. The residence at 22 South 20<sup>th</sup> Street does not appear to be a significant example of a residential architecture of the Minimal Traditional style. The property does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C), nor has it yielded, nor will likely yield, important information for history (Criterion D). Although the residence retains some historic integrity, it has been altered through the construction of a rear addition and the modern carport, and it lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, December 1, 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury*, September 13, 1980.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #11-18

**P1. Other Identifier:** 962-968 East Santa Clara 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 962-968 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: 467-31-012

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

The two-story residential / commercial building at 962-968 East Santa Clara Street was constructed in 1930s. The property was incorrectly identified recently as 960 East Santa Clara Street (in Basin Research Associates, "Historic Properties Survey Report for the VTA Santa Clara / Alum Rock Light Rail Project" report). That form physically described this building, and provided a photograph of it, but discussed the history of the building's westerly neighbor at 960 East Santa Clara. See Map Reference #11-19 for the Basin form and an update for the building at 960 East Santa Clara Street. The building at 962-968 East Santa Clara Street is divided into three storefronts on the first floor and has apartments on the second floor. This wood frame building rests on a concrete foundation and has a flat roof with a wood cornice. (See Continuation Sheet)

\*P3b. **Resource Attributes:** (List attributes and codes) (HP6) Commercial Building, (HP3) Multi-family Property

\*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 south, September 17, 2002

\*P6. **Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1930s, City Directories

\*P7. **Owner and Address:**

Hoady Family LLC

PO Box 1329

Byron, CA 94514

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

Christopher McMorris

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. **Date Recorded:** September 17, 2002

\*P10. **Survey Type:** (Describe)

Intensive



\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Two Part Commercial Block

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1930s; alterations 1948, current façade 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 962-968 East Santa Clara Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor do does it appear to be a historical resources for the purposes of CEQA. This property is located in East San Jose which was originally subdivided in the late nineteenth century, but did not grow substantially until its annexation into the City of San Jose in 1911. East San Jose existed as a separate entity between 1906 and 1911. During that period, the town developed along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. (See Continuation Sheet).

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

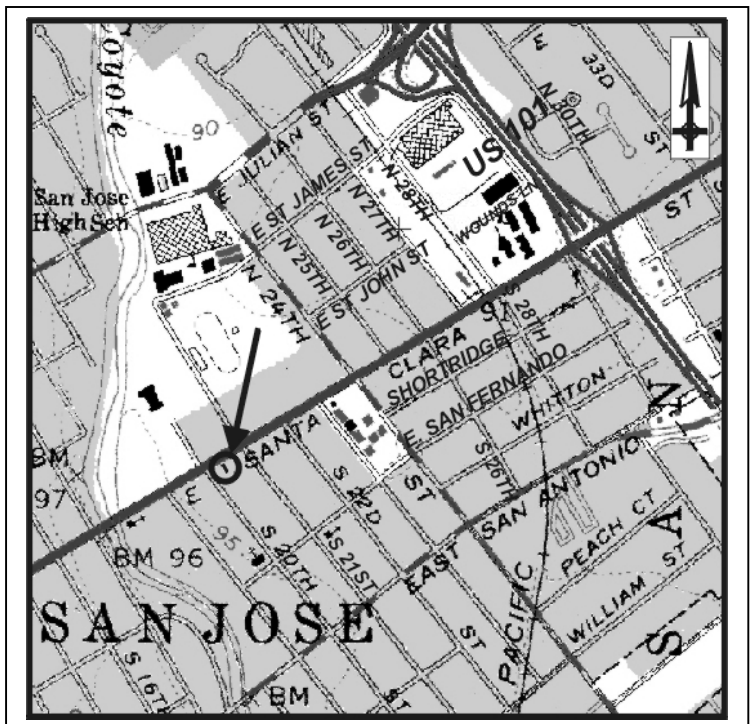
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose and San Jose West (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: September 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

The walls are constructed of brick and are covered in stucco. The storefronts have aluminum frame windows and doors sheltered by awnings, with brown and yellow tiles at the storefront kick plates. The second story has three 1/1 double hung windows flanked by aluminum sliding windows, which are also sheltered by awnings. The brick walls are visible at the second story on the building's sides as the building butts up against adjacent buildings at the first floor. The façade of the building appears to be relatively new with contemporary styled store fronts. In addition to the building on Santa Clara Street, there also appears to be a wood frame garage at the south end of the building facing west.

### **B10. Significance (continued):**

By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup> Commercial business began to fill in vacant lots after annexation and this building was one of several located constructed during this period.

W. J. Bigger Building Contractor, the building's first occupant and owner, most likely constructed the building in the 1930s. As constructed, the building was single story, of wood frame construction, set on a concrete foundation, and clad in iron on the northern half of the east and west sides. By 1943, C.R. Rice owned the property. According to building permits the property was altered in the late 1940s, dividing the first floor of the building into three separate storefronts for retail use (962, 964, 966 East Santa Clara Street) and adding the second floor to create four apartments (968 East Santa Clara Street). From that time to the present, this property has had tenants operating a variety of business such as a beauty shop, an accounting firm, and an air conditioning service. Its East Santa Clara Street façade appears to have been remodeled in the recent past. The building is now named the Santa Clara Suites.<sup>2</sup>

This building does not appear to be associated with significant events or trends, in local, state, or national history (Criterion A), nor do any of its owners or occupants appear to have made significant contributions to local, state, or national history (Criterion B). In addition, this building does not appear to be a significant example of a type, period, or style (Criterion C), as most of its historic physical features have been remodeled. In addition, the building has not yielded, nor will likely yield, important information for history that would make it eligible under Criterion D. The building lacks historic integrity from its initial construction in the 1930s, and it likely has lost much of its historic integrity from its remodeling in the 1940s. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> San Jose City Directories (various years); Building Permits, San Jose Public Library; and Sanborn Fire Insurance Maps, 1915, 1938, 1951, 1962.

Page 1 of 2

\*Resource Name or # (Assigned by recorder) Map Reference #11-19

\*Recorded by Amanda Blosser \*Date October 3, 2002  Continuation  Update

P1. Other Identifier: 960 East Santa Clara Street (Safeway Store)

\*P3a. Description:

Attached is a copy of the previous inventory and evaluation for this building prepared by Ward Hill and Charlene Duval in 2002 for the report entitled "Historic Properties Survey Report for the VTA Santa Clara/Alum Rock Light Rail Project." The previous study included a photograph and physical description for the building located at 962-968 East Santa Clara Street (Map Reference #11-18) rather than the building at 960 East Santa Clara Street, although the form discussed the history of 960 East Santa Clara Street. This update was prepared to inventory the building at 960 East Santa Clara Street.

The building is a one-story commercial building located near the corner of 20<sup>th</sup> Street and East Santa Clara Street. Constructed in 1939, it is rectangular in plan with a parapet roof, and sits on a concrete foundation. The exterior walls are clad with stucco, and a new cornice has been added. The building has two storefronts, one of which faces East Santa Clara Street and one that faces 20<sup>th</sup> Street (**Photographs 1 and 2**). The storefronts are new and consist of centrally located double leaf doors flanked by plate glass windows. They both have stone tile kick plates and are covered with canvas awnings. Pilasters appear at the corners of the building. A small addition is located at the rear of the building. Since its original construction, this building has been heavily altered, including the addition of the storefront facing 20<sup>th</sup> Street, the replacement of the original storefront on Santa Clara Street, the addition at the rear, and the new stucco cladding. Very little of the original historic fabric remains intact.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*B10: Significance:

The previous survey fully evaluated this building at 960 East Santa Clara Street and at that time, the building did not appear to be eligible for the National or California Registers. It appears that this conclusion is still valid.

\*B14. Evaluator: Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Avenue, Suite 110  
Davis, California, 95616

**Photographs:**



**Photograph 1.** Façade, camera facing southeast, October 3, 2002.



**Photograph 2.** Side view, camera facing southeast, October 3, 2002.

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

Primary # P-43-001396  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (assigned by recorder) 960 East Santa Clara Street

P1. Other Identifier: Safeway Store **JRP Map Reference #11-19** Ref. No. 21  
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 960 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 467-31-011

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):  
This extensively remodeled, two-story retail commercial building has a flat roof and a rectangular shaped plan. The front façade has a simple cornice and frieze. The brick masonry exterior walls are covered with modern stucco. The three storefronts have also been remodeled with new glazing and awnings. The second windows also appear to be modern metal windows. A door on the east side of the ground floor leads to the second floor.

P3b. Resource Attributes: HP6—Commercial Building  
P4. Resources present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo: View from NW

P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1939

P7. Owner and Address  
Villalba, Alice, Jr. & Santos, B.  
1101 Fleming Ave.  
San Jose, CA 95127

P8. Recorded by:  
(Name, affiliation, and address)  
Ward Hill, Architectural Historian and  
Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

**JRP Map Reference #11-19** NRHP Status Code \_\_\_\_\_

Page 2 of 3

Resource Name or #: (assigned by recorder) 960 East Santa Clara Street

- B1. Historic Name: Safeway Store  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Grocery Store B4. Present Use: Retail/Offices  
 B5. Architectural Style: Classical Commercial  
 B6. Construction History: (Construction date, alterations, and date of alterations)

The building at 960 East Santa Clara Street, constructed in 1939, has been extensively remodeled. The brick masonry exterior walls are covered with modern stucco. The three storefronts have also been remodeled with new glazing and awnings. The second windows also appear to be modern metal windows.

- B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 B8. Related Features: \_\_\_\_\_  
 B9a. Architect: Unknown B9b. Builder: Bridges Construction Company  
 B10. Significance: Theme Commercial Architecture Area San Jose  
 Period of Significance 1939 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 at 960 East Santa Clara Street was constructed in 1939 by the College of Electronic Medicine for use as a Safeway grocery store. Bridges Construction Company built the building, which was estimated to cost \$12,000. Safeway operated at this location until the mid 1940s, when Green Frog Supermarket occupied the space.

*Evaluation*

The historic integrity of the retail commercial building at 990 East Santa Clara Street has been severely compromised by recent alterations. The original exterior has been covered with new stucco, original windows have been replaced with modern windows and the storefronts have been remodeled. The cornice also appears to be a later addition. Given these major alterations, 990 East Santa Clara Street does not appear to be eligible for the National or the California Register because it does not appear to retain sufficient historic integrity. The building also does not appear to be a contributing structure to a National or California Register eligible historic district.

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

**B12. References:**

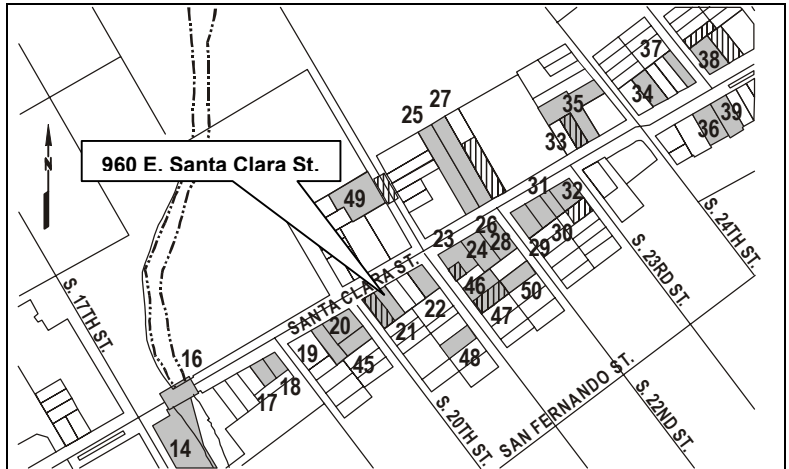
- San Jose Building Permits, #7468, 4/3/1939.
- San Jose City Directories, 1939-1954.
- San Jose Sanborn Fire Insurance Maps, 1935-1961.

**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)



**P5. Photo**



E. Santa Clara Street façade



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

Primary # P-43-001420  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (assigned by recorder) 15 South Twentieth Street

P1. Other Identifier: J. P. Polissar House **JRP Map Reference #11-20** Ref. No. 45  
 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; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M.  
 c. Address 15 South Twentieth 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 467-30-060

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

This 1931 Spanish Colonial Revival house faces east on a mid-block parcel in a residential neighborhood at the edge of the East Santa Clara Street commercial district. The house has a small setback landscaped with a front lawn and shrubs bordered by a new brick and wrought-iron fence. A concrete driveway extends along the north side of the house to a two-stall garage at the rear. The stucco-clad garage has a Spanish-tile roof adorned with a hipped dormer containing an arched vent. The one-story, wood-frame house has a rectangular plan and a flat or pent roof concealed behind a parapet trimmed with Spanish tile. Small-paned casement windows are set into the side-walls, with a brick chimney on the south side. Whereas the body of the house is utilitarian in feeling, the street façade displays a variety of shapes and materials. An arched porch is recessed into a small tower-like bay, with hip roof and arched vents, that projects forward near the center of the façade. The entry has a glass-paneled door with sidelights. The porch is flanked by a gabled bay (right) and a shed-roofed bay (left), each with a large segmental-arch, multi-light window (the left window is obscured by ivy). Roofs are clad in red Spanish tile. The exterior appears to be intact except for metal bars over the windows and entry. The interior was not inspected.

**P3b. Resource Attributes:**  HP2—Single Family Property  HP6—Commercial Building

**P4. Resources present:**  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:  
View from NE

**P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1931

**P7. Owner and Address**  
Macedo, Dionisio  
15 S. 20<sup>th</sup> St.  
San Jose, CA 95116

**P8. Recorded by:**  
 (Name, affiliation, and address)  
Ward Hill and Woodruff Minor, Architectural  
Historians and Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**JRP Map Reference #11-20**

NRHP Status Code \_\_\_\_\_

Page 2 of 2

Resource Name or #: (assigned by recorder) 15 South Twentieth Street

B1. Historic Name: J. P. Polissar House

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residence B4. Present Use: Offices

B5. Architectural Style: Spanish Colonial Revival

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

The house located at 15 South Twentieth Street was constructed in 1931. The exterior appears to be intact except for metal bars over the windows and entry.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown B9b. Builder: B. H. Painter

B10. Significance: Theme Residential Architectural Area San Jose

Period of Significance 1931 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 house located at 15 South Twentieth Street was constructed in 1931 by Joseph P. Polissar. The six-room house cost an estimated \$4,500 and was constructed by local contractor B. H. Painter. Joseph and Bluma Polissar operated a general merchandise/dry goods store at 948 East Santa Clara Street, the adjacent lot to the north. The Polissars lived at this address until the mid 1950s.

*Evaluation*

This Spanish Colonial Revival house (now offices) at 15 South 20<sup>th</sup> Street retains a high level of historic integrity. 1390 East Santa Clara Street is, nevertheless, not a distinguished example of the Spanish Colonial Revival Style in San Jose, thus it does not appear to be a sufficiently exceptional to be eligible for the National Register under Criterion C or the California Register under Criterion 3. The building does not appear to be eligible under Criterion A or Criterion 1 because of its association with themes of historical or cultural significance. The building does not appear to be associated with historically significant persons in East San Jose, thus it does not appear to be eligible under Criterion B or Criterion 2. Consequently, 15 South 20<sup>th</sup> Street does not appear to be individually 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.

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

**B12. References:**

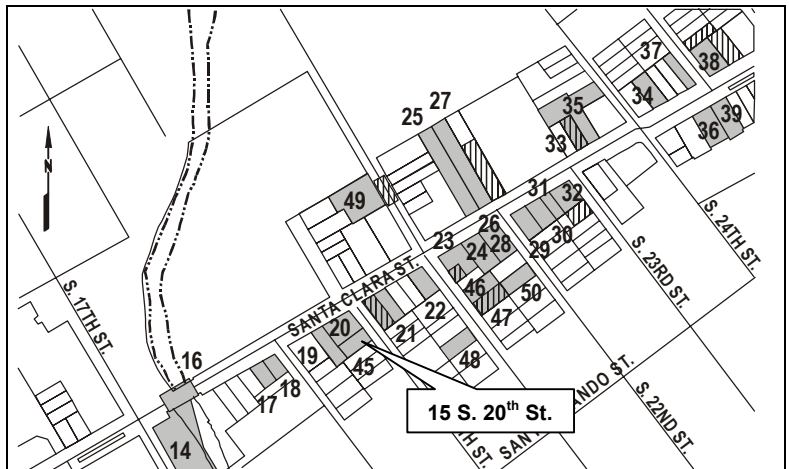
- G.A. Goss, personal communication with C. Duval, 2002.
- San Jose Building Permits, #568, 8/21/1931.
- San Jose City Directories, 1930-1963.
- San Jose Sanborn Fire Insurance Maps, 1929-1961.
- Thomas Bros., Block Book, 1924.

**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  
**PRIMARY RECORD**

Primary # P-43-001395  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (assigned by recorder) 948 East Santa Clara Street (946-948)

P1. Other Identifier: Polissar Building **JRP Map Reference #11-21** Ref. No. 20  
 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 948 East Santa Clara Street (946-948) City San Jose Zip 95116  
 d. UTM: Zone 10; \_\_\_\_\_ mE / \_\_\_\_\_ mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-30-059

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):  
 This corner, rectangular plan, single-story, retail commercial building has a flat roof and stucco exterior walls. Structurally, the building is hollow terra cotta tile construction. The front (north) and east façades have a cornice with dentils. Double moldings are above the storefronts. The symmetrical front façade has three storefronts (divided by pilasters with inset panels) on each side of the central doorway. The store at 948 East Santa Clara Street (with frontage also on South 20<sup>th</sup> Street) retains its original recessed storefront with decorative tile base and a canted glazed display area. The other storefronts have been remodeled with modern aluminum frame windows. Some of the transom windows with slender wooden sash above the storefronts appear to be original.

P3b. Resource Attributes: HP6--Commercial Building  
 P4. Resources present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo: View from NE

P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1927

P7. Owner and Address  
Lai Dan V. & Nguyen, Hoa T.  
948 E. Santa Clara St.  
San Jose, CA 95116

P8. Recorded by:  
 (Name, affiliation, and address)  
Ward Hill, Architectural Historian and  
Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**JRP Map Reference #11-21** NRHP Status Code \_\_\_\_\_

Page 2 of 3

Resource Name or #: (assigned by recorder) 948 East Santa Clara Street (946-948)

B1. Historic Name: Polissar Building

B2. Common Name: \_\_\_\_\_

B3. Original Use: Retail B4. Present Use: Retail

B5. Architectural Style: Classical Commercial

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

The building located at 948 East Santa Clara Street was constructed in 1927. Some of the storefronts have been remodeled with modern aluminum frame windows.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: Wolfe & Higgins B9b. Builder: C.W. Cook

B10. Significance: Theme Commercial Architecture Area San Jose

Period of Significance 1927 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 948 East Santa Clara Street was constructed in 1927 by J. P. Polissar. The building, designed by well-known local architects Wolfe & Higgins, was constructed of "hollow terracotta tile" by contractor C. W. Cook and cost approximately \$25,765. Polissar ran a dry goods store in one storefront and a grocery store, run by Polissar and others, was located in the other. Polissar lived next door at 15 S. 20<sup>th</sup> Street. Between 1947 and 1952, Martino's Furniture occupied #948.

*Evaluation*

This modest, 1927 neighborhood retail building at 934 East Santa Clara Street retains a fair level of historic integrity. The original storefronts have largely been remodeled with modern alterations. Only the storefront at the eastern end of the building survives. Even if it retained a higher level of integrity, the building does not appear to be a sufficiently exceptional or rare example of a classical style retail building to be eligible for the National Register under Criterion C or the California Register under Criterion 3. The various 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. 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, 948 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.

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

**B12. References:**

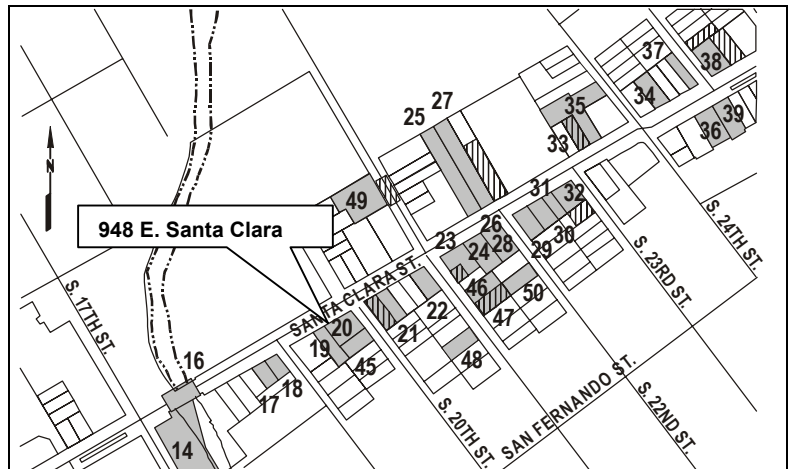
- Building and Engineering News*, 8/6/1927.
- G. A. Goss, personal communication with C. Duval, 2002.
- San Jose Building Permits, #713, 7/27/1927.
- San Jose City Directories, 1926-1979.
- San Jose Sanborn Fire Insurance Maps, 1921-1961.

**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)



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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

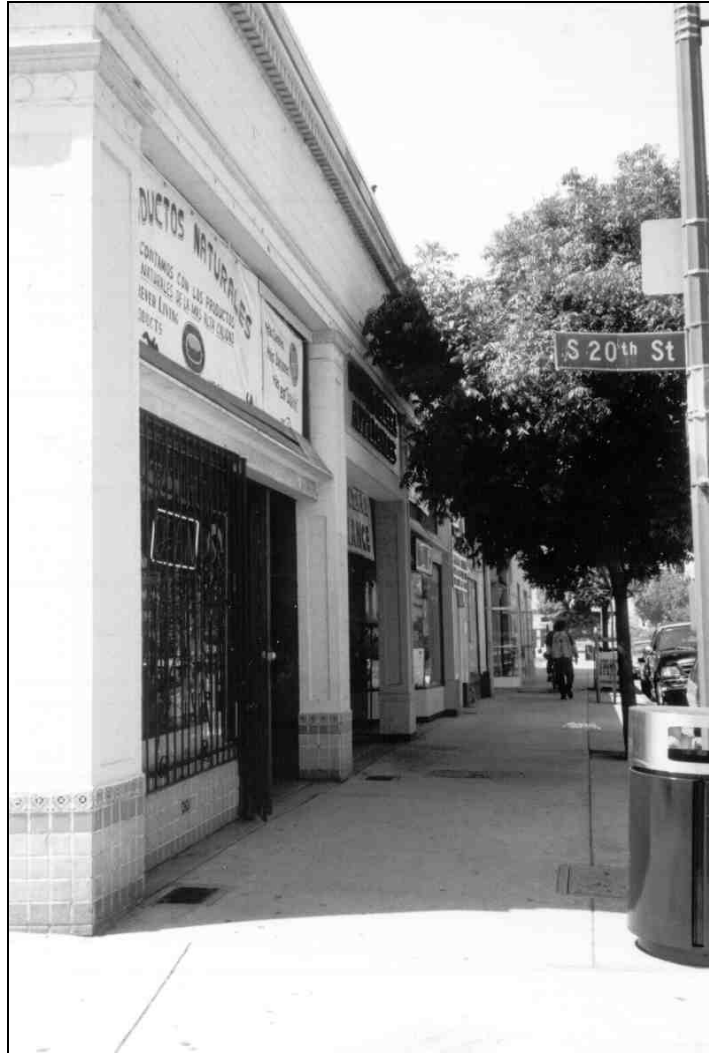
Page 3 of 3

Resource Name or #: (assigned by recorder) 948 East Santa Clara Street (946-948)

Recorded by Ward Hill  
Update \_\_\_\_\_

Date: June 2002       Continuation   

**P5. Photo**



E. Santa Clara Street façade

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

Primary # P-43-001394  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource Name or #: (assigned by recorder) 934 East Santa Clara Street

P1. Other Identifier: Davis & Castner Garage **JRP Map Reference #11-22** Ref. No. 19  
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 934 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 467-30-038

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

This single-story, rectangular plan auto garage has a gabled roof covered with asphalt roofing paper. Structurally, the building is wood-frame construction with a wood truss roof and a concrete slab foundation. The tall, rectangular shaped false front has a stucco exterior while the side facades are covered with corrugated metal. The symmetrical front (north) façade has two central vehicle openings, the one on the west now partially filled with plywood. The eastern opening retains its original roll-up door. The window openings flanking the vehicle entrances have been filled with plywood. The second floor has a central, horizontal panel (with the business's name) framed with moldings and flanking vertical side panels.

**P3b. Resource Attributes:** HP6--Commercial Building

**P4. Resources present:**  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:  
View from NW

**P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1920

**P7. Owner and Address**  
Ramirez, Michael  
934 E. Santa Clara St.  
San Jose, CA 95116

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

Ward Hill, Architectural Historian and  
Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

**JRP Map Reference #11-22**

NRHP Status Code \_\_\_\_\_

Page 2 of 2

Resource Name or #: (assigned by recorder) 934 East Santa Clara Street

- B1. Historic Name: Davis & Castner Garage  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Auto Repair B4. Present Use: Auto Repair  
 B5. Architectural Style: Vernacular Industrial  
 B6. Construction History: (Construction date, alterations, and date of alterations)

The building located at 934 East Santa Clara Street was constructed in 1920. Some doors and windows have been filled with plywood.

- B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 B8. Related Features: \_\_\_\_\_  
 B9a. Architect: Unknown B9b. Builder: Unknown  
 B10. Significance: Theme Transportation Area San Jose  
 Period of Significance 1920 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 934 East Santa Clara Street was constructed in 1920 by Davis & Castner for use as an auto repair garage. The estimated cost of the building was \$2,000. Albert R. Davis and Albert W. Castner were partners until the late 1930s; and by 1944, Davis had gone out of business. The building later served as the warehouse for Martino's Furniture, which was located at 948 East Santa Clara Street.

*Evaluation*

The auto repair garage at 934 East Santa Clara Street retains a high level of historic integrity. The building, however, does not appear to be a sufficiently exceptional or rare example of a 1920s auto garage to be eligible for the National Register under Criterion C or the California Register under Criterion 3. Davis and Castner, which occupied the building to the 1940s, do not appear to be of sufficient historic significance for the building to be eligible under Criterion A or Criterion 1. 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, 934 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.

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

**B12. References:**

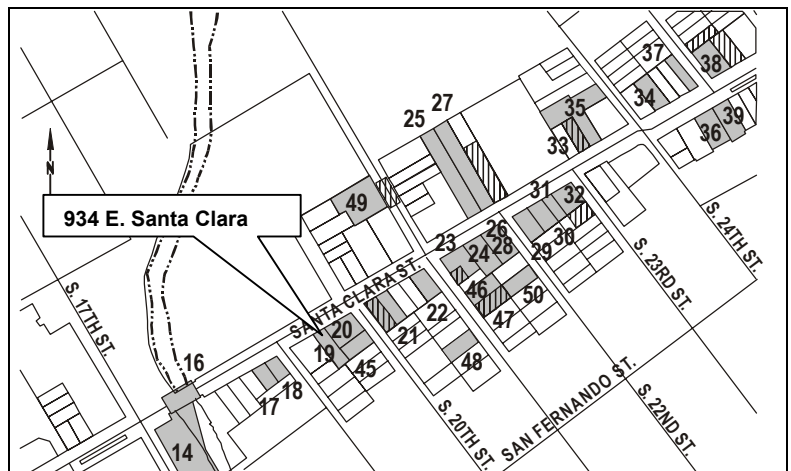
- G. A. Laffey, Historical Resource Form #288, 1992.
- San Jose Building Permits, #361, 5/28/1920.
- San Jose City Directories, 1920-1954.
- San Jose Sanborn Fire Insurance Maps, 1915-1961.
- Thomas Bros., Block Book, 1924.

**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  
**PRIMARY RECORD**

Primary # P-43-001393  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (assigned by recorder) 896 East Santa Clara Street (894-896)

P1. Other Identifier: Christiansen Building **JRP Map Reference #11-23** Ref. No. 18  
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; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M. \_\_\_\_\_  
c. Address 896 East Santa Clara Street (894-896) City San Jose Zip 95116  
d. UTM: Zone 10; \_\_\_\_\_ mE / \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-30-006

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

This two-story, rectangular plan, brick masonry building at the southwest corner of E. Santa Clara Street and South 19<sup>th</sup> Street has a flat roof. This mixed-use building had ground floor retail and apartments on the second floor. The simply detailed stucco exterior has a center beltcourse and a frieze at the cornice. A number of tie bolts and plates are evident on the exterior second floor walls. The original windows have been replaced with recently installed modern metal windows. The glazed storefronts on East Santa Clara Street probably date from the 1950s remodeling. The metal first floor windows on the east façade also appear to date from the 1950s.

**P3b. Resource Attributes:**  HP6—Commercial Building,  HP3—Multiple Family Property

**P4. Resources present:**  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:  
View from NE

**P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
ca. 1895/1954

**P7. Owner and Address**  
Phan, Nghiem & Kim N.  
2653 Sugarplum Dr.  
San Jose, CA 95148

**P8. Recorded by:**  
(Name, affiliation, and address)  
Ward Hill, Architectural Historian and  
Charlene Duval, 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) \_\_\_\_\_



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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**JRP Map Reference #11-23**

NRHP Status Code \_\_\_\_\_

Page 2 of 3

Resource Name or #: (assigned by recorder) 896 East Santa Clara Street (894-896)

B1. Historic Name: Christiansen Building

B2. Common Name: \_\_\_\_\_

B3. Original Use: Retail/Residence B4. Present Use: Retail/Office

B5. Architectural Style: Commercial Vernacular

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

896 East Santa Clara Street was originally built in 1895. The original windows have been replaced with recently installed modern metal windows. The glazed storefronts on East Santa Clara Street probably date from the 1950s remodeling. The metal first floor windows on the east façade also appear to date from the 1950s.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown B9b. Builder: Unknown

B10. Significance: Theme Commercial Architecture Area San Jose

Period of Significance 1895 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 two-story brick building located at 896 East Santa Clara Street is one of the oldest remaining commercial buildings in East San Jose. The building was constructed about 1895 by Christian H. Christiansen and served as a grocery store and saloon with Christiansen's living quarters occupying the second story. This was probably one of the several saloons put out of business when the Town of East San Jose incorporated in 1907, the town the becoming "dry." Christiansen was Danish, naturalized in 1872, his wife Teresa was a native of Germany, naturalized in 1883. The couple had four daughters living with them in this building in 1900. The site then became the location of a series of drug stores. In the mid 1950s, owner G. Leone undertook a \$10,000 remodeling effort. At that time the building was to be occupied by two retail stores on the first floor and three offices on the second.

*Evaluation*

Were it not for its alterations, 896 East Santa Clara Street would be potentially significant under Criteria A and C as one of the earliest surviving commercial buildings in East San Jose. However, the many later alterations to this building have severely compromised its historic integrity. The original façade was covered with stucco in the 1950s and the building has modern metal windows. Little of the original 1895 design survives except for the building's overall form. Consequently, 896 East Santa Clara Street does not appear to be eligible for the National or the California Register because it lacks historic integrity. The building also does not appear to be a contributing structure to a National or California Register eligible historic district.

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

**B12. References:**

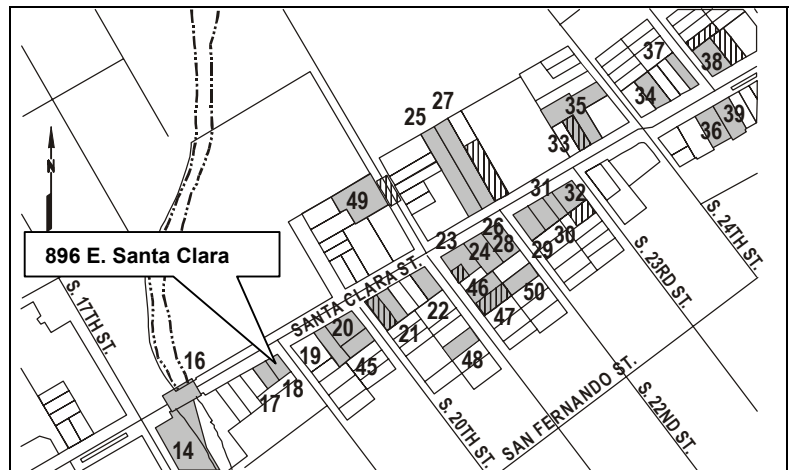
- J. Douglas, *Historical Footnotes of Santa Clara Valley*, 1993.
- San Jose Building Permits, #19083, 5/25/1954.
- San Jose City Directories, 1890-1954.
- San Jose Sanborn Fire Insurance Maps, 1891-1961.
- Santa Clara County Population Census, 1900.

**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)



P5. Photo

JRP Map Reference #11-23



South 19<sup>th</sup> Street façade

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

Primary # P-43-001392  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource Name or #: (assigned by recorder) 884 East Santa Clara Street (884-890)

P1. Other Identifier: Blakely Pharmacy **JRP Map Reference #11-24** Ref. No. 17  
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; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M. \_\_\_\_\_  
c. Address 884 East Santa Clara Street (884-890) City San Jose Zip 95116  
d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 467-30-005

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):  
This rectangular plan, two-story, reinforced concrete retail/commercial building has a flat roof and a front façade with a variety of Renaissance/Baroque ornament. The front façade has exterior stucco and is divided into three varying size storefront window bays. The storefront windows have been replaced with modern windows, but the base with original green and black tile is intact, except for the store on the west (that has modern tile approximately matching the original). The multi-light, fixed pane windows above the storefronts retain their original narrow wooden muntins. The entrance door leading to the second floor has a round arch opening decorated with an egg and dart molding. The arched transom above the door also has arched muntins. Above the transom is a shallow projection with a decorative molding and end consoles. The inset panels are adjacent to the door. The vertical wall panels framing the doorway have a cast concrete decorative urn and floral motif. Above the storefront windows is a cornice with dentils and an egg and dart molding. A nine light window is above the door. A series of decorative inset panels and a tan brick cornice is above the classical storefront cornice.

P3b. Resource Attributes: HP6—Commercial Building  
P4. Resources present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo: View from NW  
P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1929  
P7. Owner and Address Mauseth, Alfred & Dorothy Trs.  
1985 Harmil Way  
San Jose, CA 95125  
P8. Recorded by: (Name, affiliation, and address)  
Ward Hill, Architectural Historian and  
Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

**JRP Map Reference #11-24** NRHP Status Code \_\_\_\_\_

Page 2 of 3 Resource Name or #: (assigned by recorder) 884 East Santa Clara Street (884-890)

B1. Historic Name: Blakely Pharmacy  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Retail, Pharmacy B4. Present Use: Retail/Offices

B5. Architectural Style: Classical Commercial

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

Originally constructed in 1929, the façade remains relatively unaltered. The storefront windows have been replaced with modern windows, but the base with original green and black tile is intact, except for the store on the west (that has modern tile approximately matching the original).

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: V. H. Vore, Oakland B9b. Builder: Megna & Newell

B10. Significance: Theme Commercial Architecture Area APN 467-30-005

Period of Significance 1929 Property Type Commercial Applicable Criteria C/3

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

The reinforced-concrete building located at 884 East Santa Clara Street was constructed by owner F. J. Blakely in 1929. Architect for the \$19,800 building was V. H. Vore of Oakland, and contractors were Megan & Newell. Blakely used the building for his pharmacy, which had previously been located at 896 East Santa Clara Street, the adjacent building to the east. The new building had three storefronts, then addressed as 886, 888, 890, Blakely's Pharmacy occupying #888.

*Evaluation*

This retail building at 884 East Santa Clara Street overall retains a good level of integrity, somewhat compromised by the alterations to the western half of the ground floor. The building is a particularly accomplished rendering of Renaissance/Baroque classical ornament and composition for a San Jose neighborhood commercial building. The building retains all of its original ornamental details and virtually all of its original windows (particularly its large multi-light transoms). Consequently, this building appears to be sufficiently exceptional of its type and style 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, thus the building does not appear 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. In conclusion, 884 East Santa Clara Street appears to be eligible for the National or the California Register under Criterion C and Criterion 3 but not under Criteria A and B or Criteria 1 and 2. The area of significance is the assessor's parcel and its period of significance is the building's construction date, 1929. The building does not appear to be a contributing structure to a National or California Register eligible historic district.

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

**B12. References:**

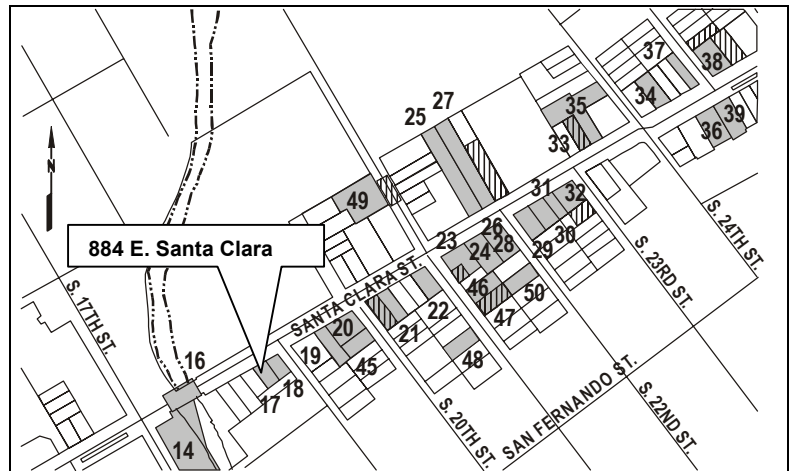
- Building and Engineering News*, 7/9/1929.
- G. A. Goss, personal communication with C. Duval, 2002.
- San Jose Building Permits #119, 1/30/1929.
- San Jose City Directories, 1929-1954.
- San Jose Sanborn Fire Insurance Maps, 1921-1961.
- Thomas Bros., Block Book, 1924.

**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)



P5. Photo

JRP Map Reference #11-24



Front façade showing storefront window bays

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #11-25

P1. Other Identifier: 872-876 East Santa Clara 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 872, 874, 876 East Santa Clara Street City San Jose Zip 95125-2541

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: 467-30-004

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

The two-story building that carries the addresses 872, 874, and 876 East Santa Clara Street was constructed in about 1951. The second floor has horizontal wood groove siding with pilasters at each end to separate it from the adjacent properties and decorative wooden poles to separate each storefront. An overhang serves as a marquee for the business names. All the stores have replacement aluminum storefront windows and wood framed glazed entryway doors. The middle store (874 East Santa Clara Street) has a recessed entryway and, along with 876, has an air conditioning unit at the top of the entryway door, while the remaining store has an aluminum transom in that location. A brick skirt runs along the bottom of all the storefronts.

\*P3b. Resource Attributes: (List attributes and codes) (HP6) 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 south, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1951, Sanborn Fire Insurance Maps

\*P7. Owner and Address:

Mauseth

1985 Harmil Way

San Jose, CA 95125-2541

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_  
B2. Common Name: 872-Linda's Bakery; 874-U Save Mortgage, 876-Lynette's New Image Hair Salon  
B3. Original Use: commercial B4. Present Use: commercial  
\*B5. Architectural Style: commercial  
\*B6. Construction History: (Construction date, alteration, and date of alterations) ca. 1951; 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.)

The building at 872-876 East Santa Clara Street does not appear eligible for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Until 1911, the area east of Coyote Creek was known as the incorporated town of East San Jose. However, this building was constructed well after the area had been incorporated into the City of San Jose despite the fact that surrounding parcels contained businesses such as a drugstore and a laundry, as well as some dwellings as early as 1915. Built by 1951, only 874 East Santa Clara Street contained a business at that time and could have taken up the entire building. This was Watkins Products Company, a furniture store, which remained at this address until at least 1957. At that time, 872 and 876 became separate addresses and housed the General Economy Launderette and the Reyes Photography Studio. By 1963, General Economy Launderette was still located at 872, along with the Stork Diaper Service, and 874 was vacant. Mari-Lois Beauty Shop was located at 876 East Santa Clara Street. (See Continuation Sheet)

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

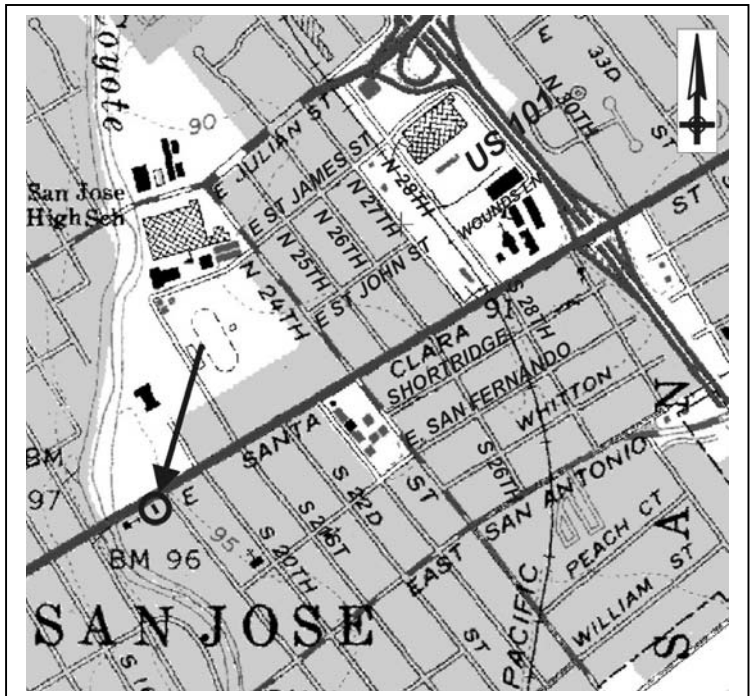
\*B12. References: Sanborn Map Company, San Jose (1884-1950) City Directories (various years); USGS Quadrangles, San Jose, (1898-1978) San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1948); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



**B10. Significance (continued):**

Today, Linda's Bakery occupies 872 East Santa Clara Street, with U Save Mortgage next door at 874. Lynette's New Image Hair Salon continues the tradition of beauty shops at 876 East Santa Clara.

The property at 872-876 East Santa Clara Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The commercial building does not embody distinctive architectural characteristics. This is a two-part commercial block building and does not appear to be important for its type, period, or method of construction. It lacks architectural detailing and does not appear to be the work of a master architect or builder, nor does it possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the building has been modified through the installation of replacement aluminum storefront windows. Thus, not only does the building lack historical and architectural significance, it also lacks a measure of historic integrity. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11-26

P1. Other Identifier: 870 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 \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 870 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: 467-30-003

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

This single story commercial building is located on the east side of Coyote Creek and faces north onto East Santa Clara Street. Constructed in 1937, this building has been heavily altered, including changes to the storefront fenestration and siding. The original building sits on a concrete foundation, and is brick with wooden roof trusses that support a flat parapet roof. The façade (north side) has been clad with stucco. The façade is two bays wide with aluminum sash fixed pane windows and a double leaf commercial door appearing on the first bay. The second bay is blind.

\*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, August 14, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1937, San Jose City Building Permit

\*P7. Owner and Address:  
Green Valley Enterprises  
777 N. 1<sup>st</sup> St., Fl 5<sup>th</sup>  
San Jose, CA 95112

\*P8. Recorded by: (Name, affiliation, address)  
Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: August 14, 2002

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: Vacant/Commercial

\*B5. Architectural Style: None

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1937; alterations 1960

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: unknown b. Builder: W.A. Caldwell

\*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 does not appear to meet the criteria for listing in the National Register of Historic Places nor does it appear to be a historical resource for the purposes of CEQA. Located in East San Jose, this building was constructed after the area had experienced most of its initial residential development in the 1920s and early 1930s, in a period when commercial businesses began to relocate to East Santa Clara Street and its small but thriving commercial district. East San Jose was originally subdivided in the late nineteenth century and was made up of several large tracts of land, but the small town did not grow substantially until its annexation into the City of San Jose in 1911. In the five years that East San Jose existed as a separate entity, the town developed along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. (See Continuation Sheet).

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

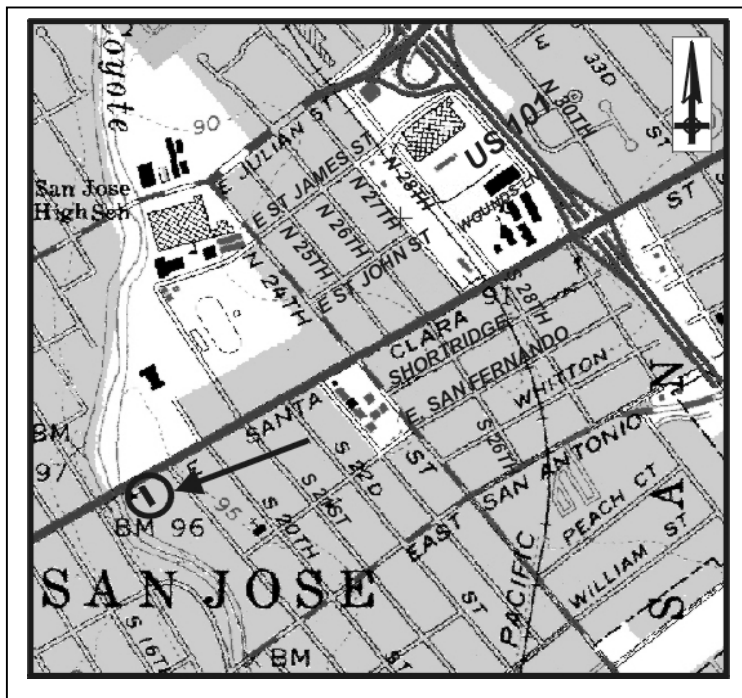
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; San Jose City Building Permit #5284, History San Jose; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: September 12, 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup> Commercial business began to fill in the vacant lots after annexation and this building was one of several constructed during this period.

From the time this building was constructed in 1937 up to 1950, it housed a furniture store as well as Burns' Mattress Factory. W.M. Caldwell constructed the building for the Burns Mattress Factory. It was located at the western end of a series of commercial buildings that were mostly used as furniture and upholstery shops. The blocks between 20<sup>th</sup> Street and Coyote Creek housed many furniture related businesses, like this one, during the 1940s and 1950s. The building was substantially remodeled in the 1960s, including replacement of the windows and siding.

This building does not appear to be associated with significant events or trends, in local, state, or national history (Criterion A), nor do any of its owners or occupants appear to have made significant contributions to local, state, or national history (Criterion B). The Burns Mattress Factory occupied the building for at least twelve years, but neither the business nor its proprietors appear to have made important contributions to industry or that type of business in general. In addition, this building does not appear to be a significant example of a type, period, or style (Criterion C). Serious alterations have compromised its historic integrity and the building no longer reflects its 1937 construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #11-27

P1. Other Identifier: 345 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 \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 345 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: 467-18-087

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

The two-story building located at 345 East Santa Clara Street is currently occupied as an office building. Built in the early 1920s, it features a cross-gable roof with Spanish tiles and is clad in stucco (**Photograph 1**). The building has an irregular footprint because of an addition made to the rear of the formerly rectangular plan. The narrow eaves have a dentilated cornice and gable returns. Fenestration includes round windows in the gable peaks and double-hung wood framed windows with lug sills. The front entrance, located on the south side, is accessed by a short flight of stairs and consists of replacement aluminum doors under a canvas canopy. A set of three-light fixed windows, with a larger central pane, is positioned on either side of the entryway. The west side also features a replacement aluminum framed door at a secondary entrance. The east side of the building, facing North 8<sup>th</sup> Street, also has an awning on the one-story flat roofed extension on the north end (**Photograph 2**). This entrance is surrounded by two fixed multi-light windows with lug sills.

\*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 northeast, May 30, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
circa 1924, City directories and previous DPR 523 form

\*P7. Owner and Address:  
George J. & Jenny S. Chang  
608 O'Farrell Street  
San Francisco, CA 94109

\*P8. Recorded by: (Name, affiliation, address)  
S. Hotchkiss / M. Bunse  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: May 30, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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) \_\_\_\_\_



**B10. Significance (continued):**

Mrs. L. Fiskes owned that house by 1909. The dwelling was demolished by the early 1920s, however, when the Hocking and Williams Mortuary (the present building) was constructed. By the late 1930s, the Hocking and Williams Mortuary had become the Williams Mortuary, operated by Amos O. Williams who served as county coroner during the 1930s. Williams operated the mortuary through the 1970s, but during the 1980s the building was remodeled for use as office and retail space.

The property at 345 East Santa Clara Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its occupants appear to have made significant contributions to local, state, or national history (Criterion B). The operators of the mortuary were long-time residents and business owners, however research did not indicate that they made important contributions to history or their profession. The building is a Spanish Revival style office building and does not appear to be important for its type, period, or method of construction. It retains some Spanish Revival detailing in the tiled roof, stucco siding, and decorative elements of the façade and eaves. However, the property does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). The property has been modified through the installation of replacement aluminum doors, alterations to the façade, and the one-story addition to the rear of the building. The most recent alteration is the 1980s conversion of former mortuary into office buildings and shops. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. Furthermore, 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 meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** Camera facing southwest, September 30, 2002.

P1. Other Identifier: 33 North 8<sup>th</sup> 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 \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 33 North 8<sup>th</sup> 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: 467-18-086

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

The building at 33 North 8<sup>th</sup> Street is a two-story Spanish Revival style house that has operated as the San Jose Day Nursery since its construction circa 1938. Irregular in plan, this building is capped with a hipped clay tile roof, clad in original stucco, and sits on a concrete foundation facing northeast. A courtyard enclosed by a throw over half height wall sits at the northern corner of the building. The fenestration consists of six-light metal casement windows and sets of two sash lights divided vertically, set in segmental arched openings over balconettes. The main entrance faces onto the courtyard and has an inset arched door surround. Additions appear on the southeast and southwest sides of the house.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP15) Educational Building

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

\*P5b. Description of Photo: (View, date, accession #) Photograph 1, façade, camera facing southwest, September 18, 2002

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
ca.1938, Sanborn Fire Insurance Maps

\*P7. Owner and Address:  
San Jose Day Nursery  
33 North 8<sup>th</sup> Street  
San Jose, CA 95112

\*P8. Recorded by: (Name, affiliation, address)  
Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: September 18, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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 Day Nursery

B2. Common Name: San Jose Day Nursery

B3. Original Use: Residential / Daycare B4. Present Use: Residential / Daycare

\*B5. Architectural Style: Spanish Revival

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca.1938; 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.)

The property at 33 North 8<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The downtown grid system of San Jose was surveyed and laid out in 1847, creating a downtown area bound by Julian, 11<sup>th</sup>, Reed, and Market Streets, and consisting of primarily residential lots dotted with religious buildings, and a concentration of commercial lots around Market Street. As the population increased, San Jose's downtown grew outward. Commercial properties also expanded vertically in the late nineteenth and early twentieth centuries, yet the character of downtown remained a mixture of residential and commercial until the 1930s. (See Continuation Sheet)

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

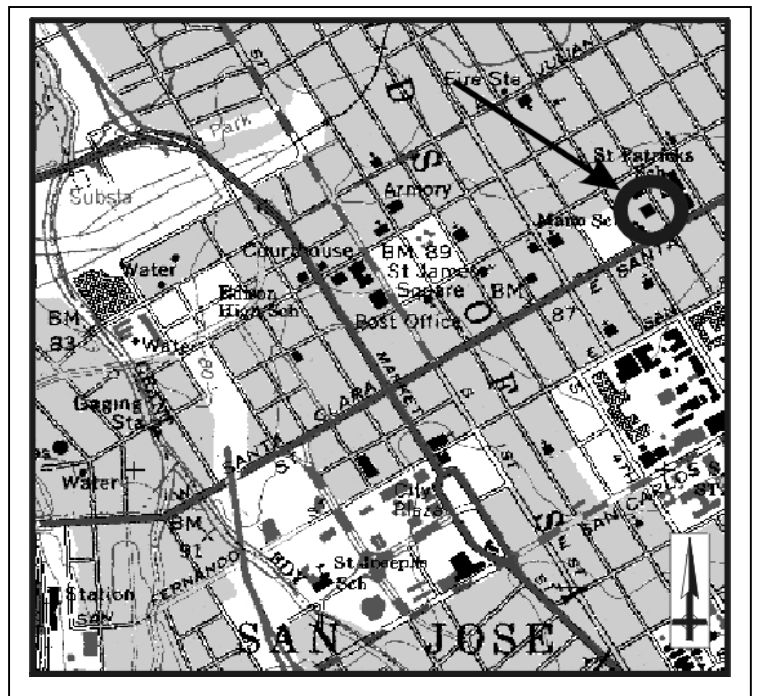
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); Santa Clara County Assessor Records as reported to First American Real Estate Solutions online service (2002); and see footnotes.

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: July 30, 2002

(This space reserved for official comments.)





### **B10. Significance (continued):**

An active campaign by the business community after World War II sought to attract non-agricultural related businesses to San Jose. With an economic base dependent upon the electronic and defense industries, multi-story nineteenth and twentieth century commercial buildings currently characterize the downtown area. Additionally, city and county governmental agencies center around Market Plaza.<sup>1</sup>

The building at 33 North 8<sup>th</sup> Street has housed the San Jose Day Nursery since its construction ca. 1938. A.N. Pews, the first owner, lived in the house while operating the nursery. Although this is a handsome example of Spanish Revival architecture, it does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Under Criterion A, the San Jose Day Nursery does not appear to be associated with significant events or trends in local, state, or national history. Nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). Research did not indicate that the San Jose Day Nursery was significant within this field of endeavor. Under Criterion C, the building does not appear to be a significant example of a type, style, or method of construction. Spanish Revival architecture was a common style for domestic architecture throughout California during the 1920s and 1930s. The style is well documented with many exceptional examples located throughout San Jose. Although this house has many of the character-defining features of a Spanish Revival style building, the building at 33 North 8<sup>th</sup> Street does not appear to be an important example of the style. Therefore, this house does not appear to meet the criteria for listing under Criterion C. The property also has not yielded, nor will likely yield, important information for history (Criterion D). The property has been modified with additions appearing on the southeast and southwest sides of the house, and therefore lacks integrity. Because of this lack of integrity, as well as a lack of historical and architectural significance, this property does not appear to meet the criteria for listing in the National Register. Furthermore, 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 this property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> Clyde Arbuckle, *Clyde Arbuckle's History of San Jose* (San Jose, Calif.: Smith & McKay, 1985), 56; Ramon A. Gutierrez and Richard J. Orsi, *Contested Eden: California Before the Gold Rush* (Berkeley, Calif.: University of California Press, 1998), 5; Edwin Beilharz and Donald O. DeMers, Jr., *San Jose, California's First City* (Tulsa, Okla.: Continental Heritage Press, 1980), 50-60; and Dill Design Group, "San Jose Downtown Historic Survey," prepared for the City of San Jose (August 2000), 21-31.

Page 1 of 1

\*Resource Name or # (Assigned by recorder) Map Reference #11-29

\*Recorded by M. Bunse \*Date May 30, 2002  Continuation  Update

P1. Other Identifier: 301 East Santa Clara Street

**P3a. Description:**

Attached is the 1992 inventory and evaluation form for the building located at 301 East Santa Clara Street, completed by Glory Anne Laffey for the San Jose Planning Department. This form presented a comprehensive description and history of the building. This building has been field checked and its exterior has not changed since the previous evaluation.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

**B10. Significance:**

The previous survey assigned a National Register Status Code of 5S1 to this property, indicating that while the building was not eligible for listing in the National Register of Historic Places, it was eligible for local listing. The form did not, however, specifically evaluate the building in terms of National Register or California Register criteria. This form, prepared to update and clarify that previous survey, concludes that this building does not appear to meet the criteria for listing in the National Register, nor does it appear to be a historical resource for the purposes of CEQA. Religious properties are evaluated under Criterion Consideration A and are eligible if the building derives its primary significance from architectural or artistic distinction of historical importance. The building lacks architectural or artistic distinction and it does not appear to be a significant example of a type, period, or method of construction (Criteria consideration A and Criterion C). The building consists primarily of a Quonset shaped building, of little architectural merit and with several alterations. In addition, the Grace Baptist Church does not appear to be of historical importance. Organized in 1916, after splitting from the First Baptist Church the Grace Baptist Church relocated to this site and remained here until construction of their new building on San Fernando and 10<sup>th</sup> streets. Research did not indicate that Grace Baptist Church made significant contributions to the history of San Jose (Criterion A), or that the building is associated with persons important in local, state, or national history. Therefore, this building does not appear to be eligible for listing in the National Register. Furthermore, this property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

\*B14. Evaluator: Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Avenue, Suite 110  
Davis, California, 95616

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 Office of Historic Preservation  
**Historic Resources Inventory**

Survey Ref. No. 282

JRP Map  
 Reference # 11-29

Ser. No. \_\_\_\_\_  
 National Register Status 5S1  
 Local designation SM

**Identification and Location**

1. Historic name Grace Baptist Church
- \*2. Common name or current name Four Square Gospel Church
- \*3. Number & street 301 E. Santa Clara Street Cross-corridor \_\_\_\_\_  
 City San Jose Vicinity only \_\_\_\_\_ Zip 95113 County Santa Clara
4. UTM Zone \_\_\_\_\_ A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. (83) Parcel No. 467-18-090 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.

Built in stages, this church building features a Mission Revival facade that curves around the corner of Seventh and Santa Clara Streets. The facade has arched panels, and the recessed corner entrance has a triple arched portal with a molded cornice. The building is sheathed with stucco and has a green glazed tile wainscot. Wrought iron grills are affixed to the large fixed-pane windows.



8. Planning agency Planning Dept.
9. Owner Address Vinh D. Nguyen et al  
1694 Tully Road, Unit B  
San Jose, CA 95122
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning C-3
13. Threats None

Send a copy of this form to: State Office of Historic Preservation,  
 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.



Page 1 of 2

\*Resource Name or # (Assigned by recorder) Map Reference #11-30

\*Recorded by S. Hotchkiss, M. Bunse \*Date May 30, 2002  Continuation  Update

P1. Other Identifier: 304 East Santa Clara Street, Crystal Creamery

**P3a. Description:**

Attached is the 1992 inventory and evaluation form for the building located at 304 East Santa Clara Street, completed by Glory Anne Laffey for the San Jose Planning Department. The 1992 inventory and evaluation form presented a comprehensive description and history of the Crystal Creamery. This building has been field checked and its exterior has not changed since the previous evaluation.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

**B10. Significance:**

The previous evaluation found that the building may be eligible for special consideration in local planning even though it did not appear to be eligible under existing local ordinances. JRP Historical Consulting Services prepared this form to clarify and update this evaluation, and concluded that because of a lack of architectural and historical significance, this building does not appear to be eligible for listing in the National Register, nor does it appear to be a historical resource for the purposes of CEQA. Although the Crystal Creamery was a San Jose mainstay for more than fifty years, 1919 to the 1970s, the building does not appear with have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its owners or inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). Under Criterion C, this building is a simple single-story brick commercial building, and modifications such as the addition of stucco siding, modern awnings, replacement storefront windows, and glass doors have compromised its integrity of the building. The building also has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, this building 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

\*B14. Evaluator: Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Avenue, Suite 110  
Davis, California, 95616

Page 2 of 2

\*Resource Name or # (Assigned by recorder) Map Reference #11-30

\*Recorded by S. Hotchkiss, M. Bunse \*Date May 30, 2002  Continuation  Update

**Photographs:**



**Photograph 1.** Façade, camera facing east, May 2002.

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 Office of Historic Preservation  
**Historic Resources Inventory**

Survey Ref. No. 106

JRP Map  
 Reference #11-30

**Identification and Location**

Ser. No. \_\_\_\_\_  
 National Register Status SS3  
 Local designation SM

1. Historic name Crystal Creamery
- \*2. Common name or current name Hong Truc Restaurant
- \*3. Number & street 304 E. Santa Clara 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. 467-24-069 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 about 1919, this one-story brick commercial building has a simple stepped facade with a narrow plaster coping, a smooth plaster veneer, and a brick wainscot. The original windows and doors have wood framed multi-paned transoms. New windows and doors have aluminum frames and canvas awnings. The building has been partitioned for additional shops on the 7th Street elevation. Although the building has been renovated, it retains its original architectural character.



8. Planning agency Planning Dept.
9. Owner Address H. T. Nguyen, et al.  
3668 Satinwood Dr.  
San Jose 95148
10. Type of Ownership Private
11. Present Use Commercial
12. Zoning C3
13. Threats URM

\* 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) 1919A Original location same Date moved \_\_\_\_\_
- 15. Alterations & date Partitioned for additional shops 1984, 1986
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 06--creamery

**Significance and Evaluation**

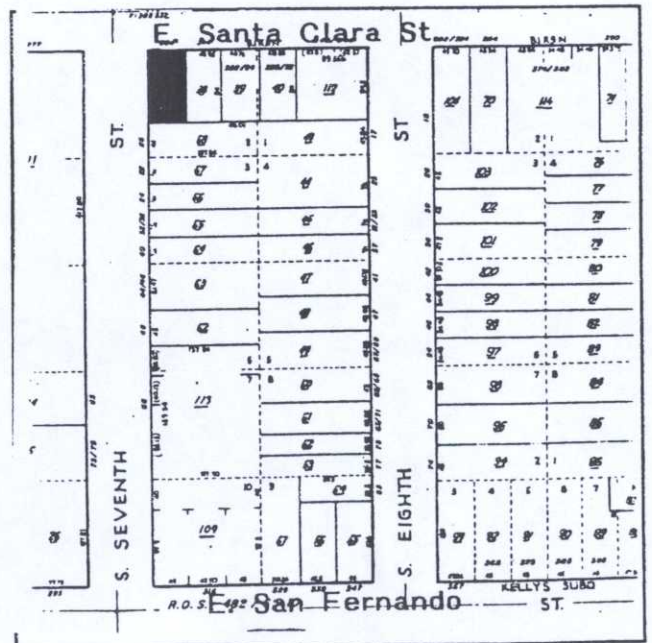
- 18. Context for evaluation: Theme Commerce Area San Jose  
Period 1918-1945 Property Type creamery Context formally developed? yes
- \* 19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Crystal Creamery was established on this corner about 1919 by C. M. Smith and G. A. Rucker. Originally, the ice cream was manufactured at this location and sold at a store on S. First Street. The creamery became a popular gathering spot, especially during the Depression, when a milkshake could be purchased for 10 cents and enough for the whole family cost only 25 cents. Its location on the corner of Santa Clara and 7th Streets was convenient to Second Ward school children and students at San Jose State College. The Crystal Creamery was a neighborhood institution until the early 1970s. Although the interior has been renovated and the building has been partitioned for additional shops, the building's essential architectural character has been maintained.

20. Sources:

Visual Survey, 12/21/91; City Directories, 1870-1975; Sanborn Fire Insurance Maps, 1889-1929; Thomas Brothers, Assessor's Block Books, 1889-1926; Building permits; Graham, H., Personal Communication, 1/2/92.

- 21. Applicable National Register criteria  
N/A
- 22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
- 23. Evaluator Glory Anne Laffey  
Date of evaluation 1/2/92
- 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





**P1. Other Identifier:** 26 South 7<sup>th</sup> 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 \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 26 South 7<sup>th</sup> 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: 467-24-068

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

The building located at 26 South 7<sup>th</sup> Street is a rectangular multi-family residence containing three apartments. Measuring approximately 2,065 sq. ft. in area, the building is topped by a low-pitched gable roof with narrow unboxed eaves and wood fascia. A single decorative vent appears at the gable end of the façade. Walls are clad in stucco and windows generally consist of 1/1 double hung sash, appearing singly and in pairs, set in their original wood frames. Windows on the façade include 1/1 double hung sash with diamond panes on the first floor and wood frame casements with round fanlights on the second floor. A decorative iron balconet appears below both second story windows. (See Continuation Sheet)

\*P3b. **Resource Attributes:** (List attributes and codes) (HP3) Multi-family Property; (HP4) Ancillary Building

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

See Continuation Sheet

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

\*P6. **Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

1911, County Assessor's Record

\*P7. **Owner and Address:**

Hoa T. Nguyen  
3668 Satinwood Drive  
San Jose, CA 95148

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

Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. **Date Recorded:** September 19, 2002

\*P10. **Survey Type:** (Describe)

Intensive

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: Multi-family property B4. Present Use: Multi-family property

\*B5. Architectural Style: Spanish Eclectic

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1911; alterations unknown

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

\*B8. Related Features: detached garage

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 building at 26 South 7<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places because it lacks integrity as well as historical and architectural significance, nor does it appear to be a historical resource for the purposes of CEQA. The downtown grid system of San Jose was surveyed and laid out in 1847, creating a downtown bound by Julian, 11<sup>th</sup>, Reed, and Market Streets that primarily consisted of residential lots dotted with religious buildings, with a concentration of commercial properties around Market Street. As the population increased, San Jose's downtown area grew outward. Commercial properties expanded vertically as well in the late nineteenth and early twentieth centuries, yet the character of downtown remained largely a mixture of residential and commercial until the 1930s. An active campaign by the business community after World War II sought to attract non-agricultural related businesses to San Jose. (See Continuation Sheet)

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

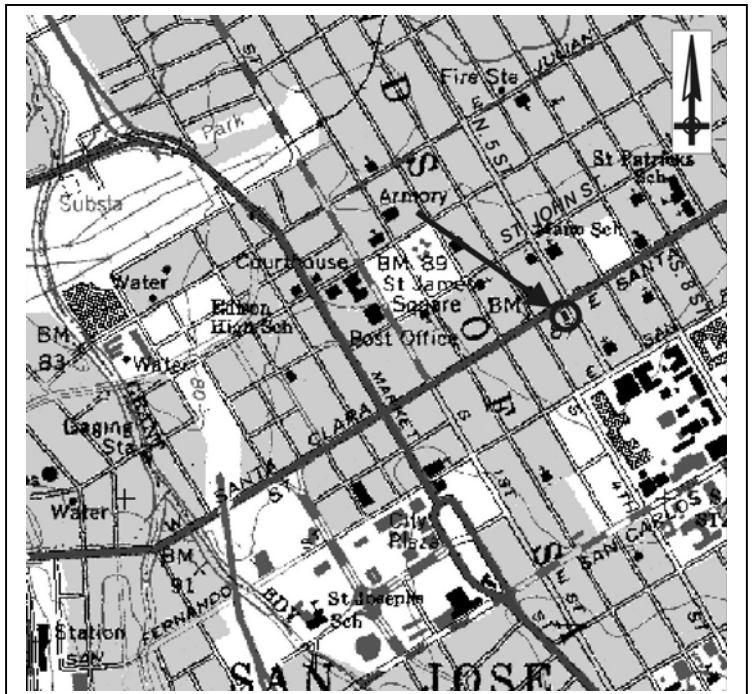
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); Thomas Brothers Block Book, San Jose (ca. 1921-1941); County Assessor records as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Theresa Saputo Rogers

\*Date of Evaluation: September 24, 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

A pent roof runs between the first floor and second floor above the porch on the main façade. The main entry is recessed behind an arched opening and concrete stairs that lead to a glazed wood door. An enclosed secondary porch is located on the northeast corner of the building and a small, detached garage with a flat roof is found east of the apartment.

### **B10. Significance (continued):**

With an economic base dependent upon the electronic and defense industries, multi-story nineteenth and twentieth century commercial buildings currently characterize the downtown area. Additionally, city and county governmental agencies center around Market Plaza.<sup>1</sup> Built during the transition of San Jose's downtown from a mostly residential area to a largely commercial one, the building at 26 South 7<sup>th</sup> Street reflects the urbanization of the city during the early twentieth century, but does not appear to be significant for this association. The property is one of many remaining examples of multi-family properties in San Jose built during the early twentieth century, and could only contribute to the historic character of the area if there was a large concentration of period buildings surrounding it. While the neighborhood retains some of its pre-World War II commercial properties, including the building at 26 South 7<sup>th</sup> Street constructed in 1911, most of the street has been infilled with post-World War II and modern commercial properties, compromising the building's integrity of setting.

This building does not appear to have any important associations with significant events or trends in state, local, or national history (Criterion A). From the time of its construction in 1911, the building has functioned as a rental property with numerous renters over the years. Neither the owners nor renters appear to have made any significant contributions in local, state, or national history (Criterion B). The apartment is a modest two-story building with simple Spanish Eclectic details and does not appear to be important for its type, period, or method of construction (Criterion C). The building also has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup>Clyde Arbuckle, *Clyde Arbuckle's History of San Jose* (San Jose, Calif.: Smith & McKay, 1985), 56; Ramon A. Gutierrez and Richard J. Orsi, *Contested Eden: California Before the Gold Rush* (Berkeley, Calif.: University of California Press, 1998), 5; Edwin Beilharz and Donald O. DeMers, Jr., *San Jose, California's First City* (Tulsa, Okla.: Continental Heritage Press, 1980), 50-60; and Dill Design Group, "San Jose Downtown Historic Survey," prepared for the City of San Jose (August 2000), 21-31.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #11-31

\*Recorded by Amanda Blosser \*Date September 19, 2002  Continuation  Update

**Photograph (continued):**



**Photograph 1.** Façade, camera facing northeast,  
September 19, 2002.

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

Primary # P-43-001391  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 Resource Name or #: (assigned by recorder) Santa Clara Street/Coyote Creek Bridge

P1. Other Identifier: Teddy Roosevelt Bridge JRP Map Reference #11-32 Ref. No. 16  
 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 East Santa Clara Street at Coyote Creek City San Jose Zip 95112  
 d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN n/a  
 Bridge No. 37C-033. The nearest cross street is 17<sup>th</sup> Street.

P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):  
 The Coyote Creek Bridge carries two lanes of vehicular traffic on East Santa Clara Street over Coyote Creek adjacent to Roosevelt Park. The bridge is 57 feet wide (with four feet wide sidewalks) and 150 feet long. Dense foliage and trees cover the banks of creek on the each side of the bridge. Structurally, the bridge is a reinforced concrete structure with a substructure of three concrete solid wall piers (composed of three octagonal columns) and end abutments. The concrete slab superstructure has four deck beams with transverse side cantilevers (carrying water pipes). Segmental concrete arches join the concrete cantilevers. The solid bridge parapet has a molded coping and inset panels decorated with various colored glazed tile designs. The period style lamps on the bridge parapet (three on each side) are a 1980s addition.

P3b. Resource Attributes: HP19--Bridge  
 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  
1917

P7. Owner and Address  
City of San Jose

P8. Recorded by:  
 (Name, affiliation, and address)  
Ward Hill, Architectural Historian and  
Charlene Duval, 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) \_\_\_\_\_

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

JRP Map Reference #11-32

NRHP Status Code \_\_\_\_\_

Page 2 of 4

Resource Name or #: (assigned by recorder) Coyote Creek Bridge

B1. Historic Name: Teddy Roosevelt Bridge

B2. Common Name: Santa Clara Street/Coyote Creek Bridge

B3. Original Use: Bridge B4. Present Use: Bridge

B5. Architectural Style: Utilitarian

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

The bridge was built in 1917. Period style lamps were added to the bridge parapets in the 1980s and colored glazed tiles have been added recently.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: William D. Lotz B9b. Builder: Unknown

B10. Significance: Theme Transportation Area San Jose

Period of Significance 1917 Property Type Bridge Applicable Criteria none

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

The scene of spectacular disaster on October 20, 1917, the first iron bridge constructed in the city collapsed under the weight of heavily laden Southern Pacific rail cars, killing a 14 year old boy. One of the busiest overpasses in town, the Coyote Bridge was the main link to the farmers, factories, lumberyards, and other services in the east valley. Two sets of rails traversed the bridge in order to accommodate the Alum Rock Trolley line that carried people to East San Jose and out to Alum Rock Park. On the afternoon in October 1917, weighted down by three railroad cars heavily laden with prunes and sugar beets, the forty-year-old iron structure collapsed into Coyote Creek. The new concrete girder bridge was designed in April 1917 by assistant city engineer William D. Lotz, a recent graduate of the Engineering School at the University of Santa Clara. Lotz later established a structural engineering firm in San Jose, working as a consulting engineer until his death in 1958. Lotz designed most of the bridges built for the City of San Jose between 1917 and 1958. In 1991, Rick Hawes, a San Jose groundskeeper, began cementing tiles to the sides of the Coyote Creek Bridge. Hawes, who has a masters degree in art from San Jose State University, was inspired by the artistic touches he saw in European cities.

This bridge is not eligible for the National Register. However, based on its relatively early construction date, the unique folk art decorating its railings, and as the first bridge designed by engineer William D. Lotz, this bridge does have local interest and is listed on the San Jose Historic Resources Inventory as a Structure of Merit.

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

**B12. References:**

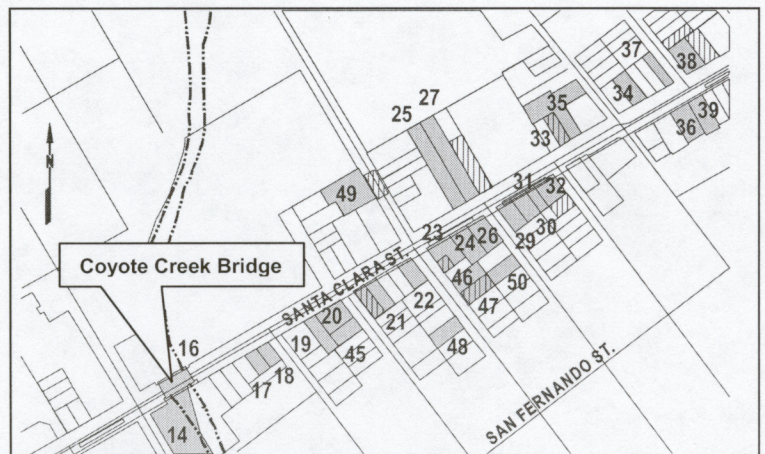
- J. Douglas, *Historical Footnotes of Santa Clara Valley*, 1993.
- G. Laffey, Historic Resources Inventory Form #319, 1992.
- G. Laffey, *Santa Clara Street/Coyote Creek Bridge DPR*, 1994.
- C. McCaleb, *Tracks, Tires & Wires*, 1981.
- J. O'Keefe, Personal communication, 1994.
- F. Quintero, Solitary Tiler on His Own Mission: Man Quietly Sets Out to Beautify Bridge. *San Jose Mercury News*, 11/18/1992.
- San Jose Dept. of Public Works. *As builts*, 8556-23.
- Caltrans/FHWA/OHP, *California Historic Bridge Inventory*, 1987.
- CAL/OHP, *Historic Properties Directory*, 2002.

**B13. Remarks:**

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: June 2002

(This space reserved for official comments)



Page 3 of 4

Resource Name or #: (assigned by recorder) Coyote Creek Bridge

Recorded by Ward Hill  
Update

Date: June 2002

Continuation

**B10. Continued**

JRP Map Reference #11-32

*Evaluation*

The Coyote Creek Bridge (No. 37C-033) was determined ineligible for the National Register as part of the Caltrans 1987 Historic Bridge Inventory (Category "5"). The bridge is listed as a "Structure of Merit" on the San Jose Historic Resource Inventory. As a standard concrete pier bridge design of its period, the bridge does not appear to be individually 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 decorative mosaic tiles on the bridge and the period style lamps date from the last 15 years. While the tile work is certainly of aesthetic value, it does not appear to be sufficiently significant to meet the criteria of "exceptional significance" for historic resources less than 50 years old.

**P5. Photo**



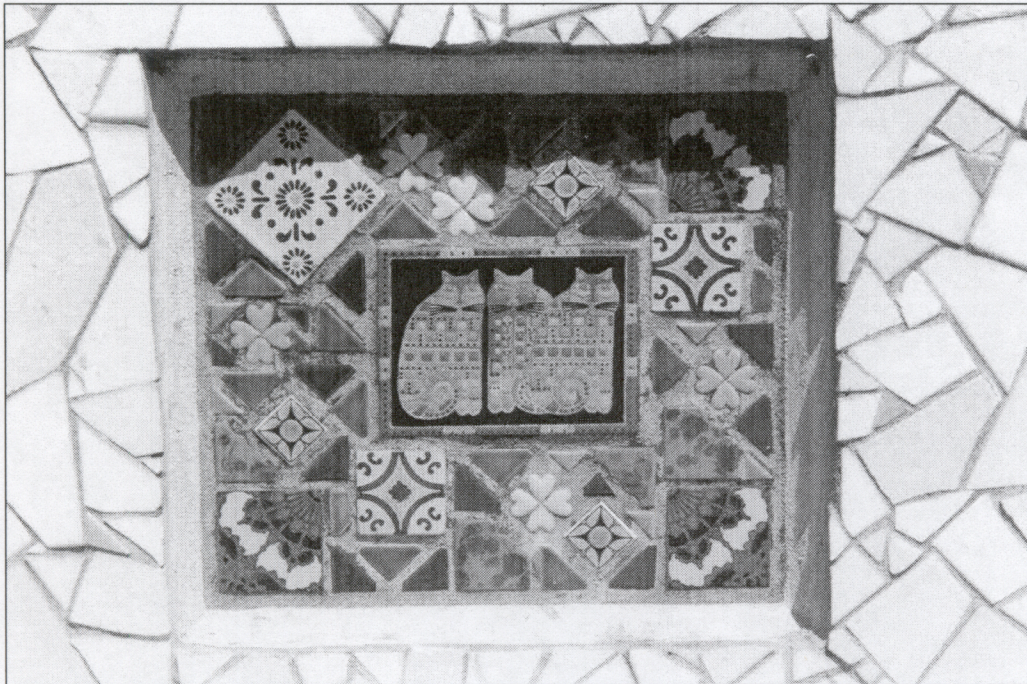
View of superstructure

P5. Photos

JRP Map Reference #11-32



Bridge detail showing tile insets





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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #11-33

P1. Other Identifier: 80 South 22<sup>nd</sup> 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 \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 80 South 22<sup>nd</sup> 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: 467-32-002

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

The two-story apartment building at 80 South 22<sup>nd</sup> Street is of wood frame construction with stucco walls and a square footage of 3,618 feet. Rectangular in shape, the building is capped with a hipped roof featuring open eaves and exposed rafters. The roof is clad with composition shingles and dotted with metal chimney pipes. The west wall is adorned with a brick skirt and a full-height band of vertical wood paneling centered between the windows. Fenestration throughout the building consists of aluminum framed sliding sash of various sizes. The north side of the building features single flush wood entry doors for each of the eight units, all of which are separated by windows. Four units are located on each floor and access to the second story is gained by stairs with metal rails on the west and east ends of the north side. The second story apartments open to a wood balcony with metal rails and wood beams supporting the overhanging eaves.

\*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.)

P5b. Description of Photo: (View, date, accession #) Photograph 1, Camera facing southeast, January 7, 2003

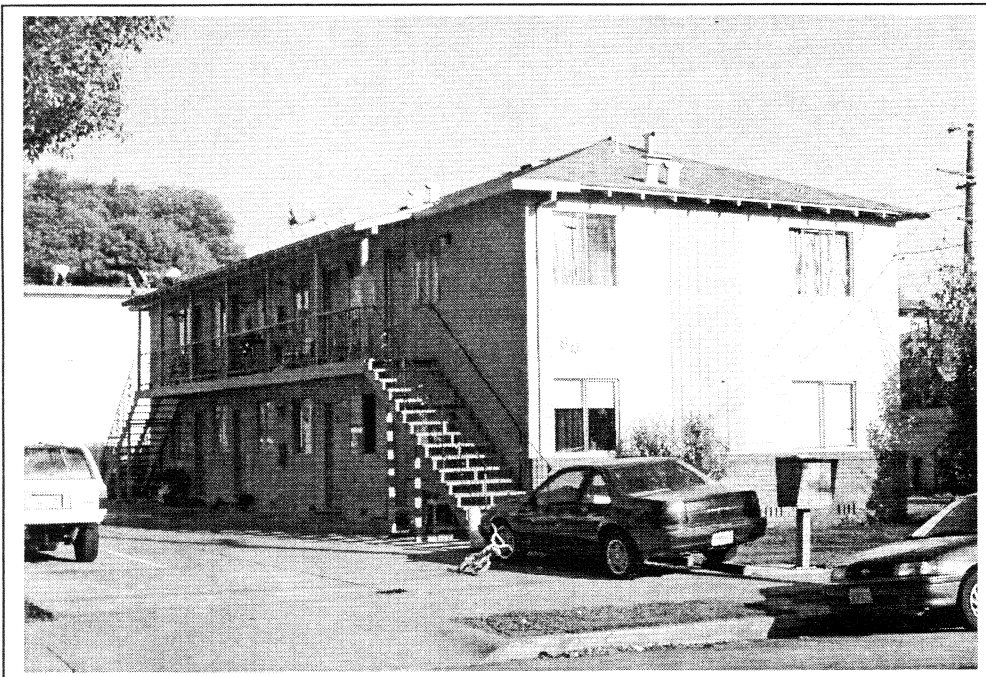
\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1961, County Assessor's Records

\*P7. Owner and Address:  
Jack A. & Betty A. Rosa/  
Charles R. & Sandra C. Dunie  
1615 Swift Court  
Sunnyvale, CA 94087

\*P8. Recorded by: (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: January 7, 2003

\*P10. Survey Type: (Describe) Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 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 apartment building at 80 South 22<sup>nd</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This apartment building was built well after the area was first developed in the nineteenth century. By the time that this area was briefly incorporated as the town of East San Jose in the early twentieth century, commercial development was well underway along Santa Clara Street and the parcels along blocks of Santa Clara Street began to be filled in as a residential area, typically following the pattern of working class housing and rental properties. Further development of San Jose after World War II created a housing boom that drove the conversion of farmland into housing tracts. At the same time, existing homes and vacant lots were redeveloped as multiple family residences, filling the remaining empty parcels. (See Continuation Sheet)

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

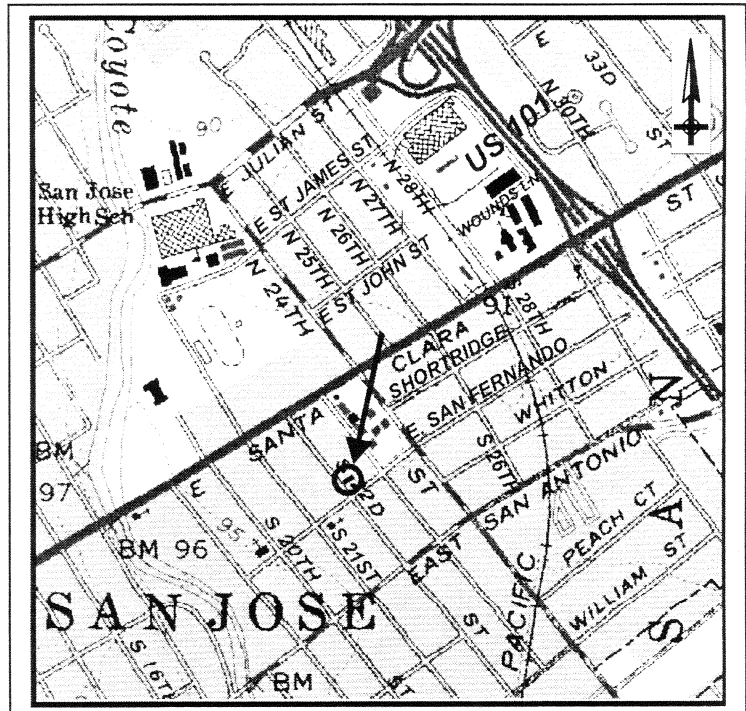
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978), See footnotes.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



### **B10. Significance (continued):**

Some homeowners rented out rooms and others built duplexes and small apartment buildings, thereby providing housing to lower income individuals and families. The strong population growth experienced by Santa Clara County in the 1950s and 1960s was reflected in number of building permits authorized for new apartment buildings. In 1962, the county approved 5,414 building permits for apartment buildings with five or more units. Small apartment buildings, such as the one at 80 South 22<sup>nd</sup> Street, typically experienced a high rate of turn over, the average tenant remaining for only a year.<sup>1</sup>

The eight-unit apartment building at 80 South 22<sup>nd</sup> Street was constructed in 1961, replacing a small house that originally occupied this parcel. It was the first of two apartment buildings constructed by Salvadore Giannobile, a laborer at the City Public Works Department, who owned a residence nearby at 66 South 22<sup>nd</sup> Street by 1950. In 1962, the Gionnobiles replaced their single family residence with a six-unit apartment building adjacent to this property. The two buildings are similar in basic design, although this building does not have the one-story extensions that the apartment building at 66 South 22<sup>nd</sup> Street does. Salvadore Giannobile continues to own the 66 South 22<sup>nd</sup> Street building, however this property at 80 South 22<sup>nd</sup> Street has been sold several times. Since the 1960s, the apartment building at 80 South 22<sup>nd</sup> Street has also had frequent occupancy changes and has generally provided affordable housing for ethnically diverse and mobile residents. The current owners of the apartments do not appear to reside in the building.

The property at 80 South Second Street does not have important associations with post-war trends in the residential development of this area of east San Jose, nor does it appear to have significance within other trends or events in local, state, or national history (Criterion A). Under Criterion B, it does not appear that any of the past tenants or owners made any significant contributions to local, state or national history. Under Criterion C, this building is not a significant example of a type, period, or method of construction. Although the building does not appear to have been altered and retains integrity, it is an unremarkable example of the many small apartment buildings remaining in San Jose. The building has not yielded, nor will likely yield, important information for history and does not appear to be significant under Criterion D. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, December 1, 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury*, September 13, 1980; and 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.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Other Identifier:** 66 South 22<sup>nd</sup> 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 \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 66 South 22<sup>nd</sup> 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: 467-32-003

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

The apartment building located at 66 South 22<sup>nd</sup> Street is a two-story wood frame building with stucco walls, topped with a hipped roof clad in wood shingles. The building is divided into six apartment units. A wood frame balcony with metal railing and exterior stairs on the south side provides access to the upstairs units. The manager's suite is accessed from the west by an inset entrance with double doors facing South 22<sup>nd</sup> Street. The other units have single flush doors that are separated by windows, all of which face the parking lot on the south side of the parcel. Fenestration consists of aluminum frame sliding sash windows of various sizes. At the southeast corner of the building is a one-story extension capped with a shed roof. A second extension with a hipped roof houses the laundry facilities at the southwest corner of the building. Single doors on the south side access each extension.

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

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

**P5b. Description of Photo:** (View, date, accession #) Photograph 1, Camera facing northeast, January 7, 2003

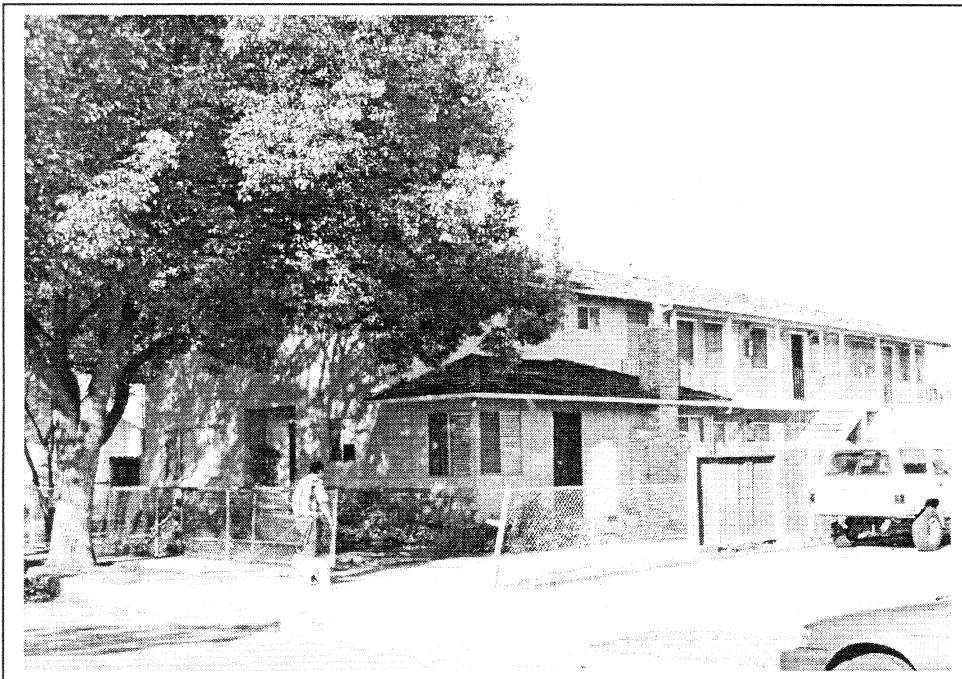
**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1962, County Assessor's Record

**\*P7. Owner and Address:**  
Salvador Gainnobile/Phyllis Caraccilo  
66 22<sup>nd</sup> Street  
San Jose, CA 95116

**\*P8. Recorded by:** (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting  
1490 Drew Ave, Suite 110  
Davis, CA 95616

**\*P9. Date Recorded:** January 7, 2003

**\*P10. Survey Type:** (Describe) Intensive



**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

**\*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) \_\_\_\_\_

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #11-34

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_

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

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 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 apartment building at 66 South 22<sup>nd</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This apartment building was built well after the area was first developed in the nineteenth century. By the time of the area's brief incorporation as the town of East San Jose in the early twentieth century, commercial development was well underway along Santa Clara Street and the parcels along blocks of Santa Clara Street began to be filled in as a residential area, typically following the pattern of working class housing and rental properties. Further development of San Jose after World War II created a housing boom that drove the conversion of farmland into housing tracts. At the same time, existing homes and vacant lots were redeveloped as multiple family residences filling the remaining empty parcels during the post-war period. (See Continuation Sheet)

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

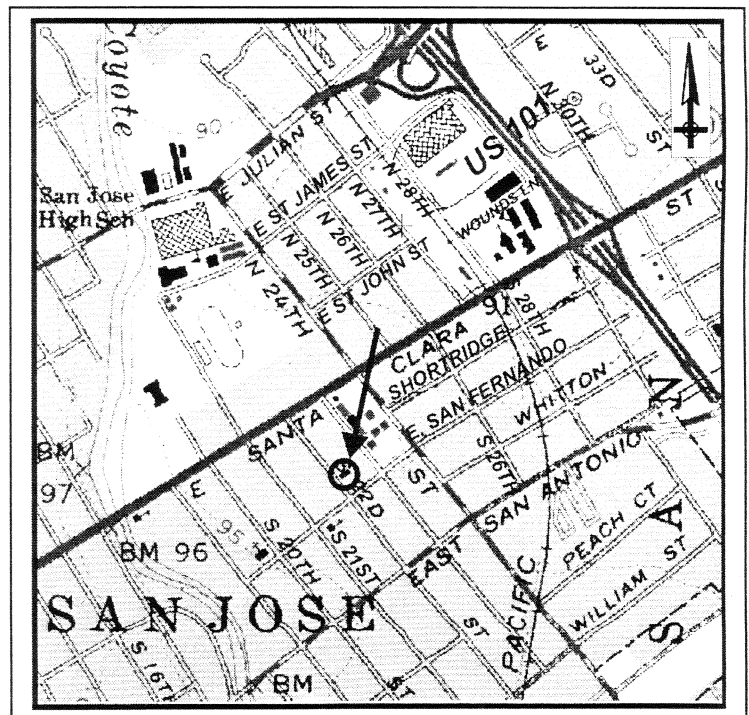
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978); County Assessor record as reported to First American Real Estate Solutions online service, 2002; See footnotes.

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: January 2003

(This space reserved for official comments.)



### **B10. Significance (continued):**

Some homeowners rented out rooms and others built duplexes and small apartment buildings, thereby providing housing to lower income individuals and families. The strong population growth experienced by Santa Clara County in the 1950s and 1960s was reflected in the number of building permits authorized for new apartment buildings. In 1962, the county approved 5,414 building permits for apartment buildings with five or more units. Small apartment buildings, such as the one at 66 South 22<sup>nd</sup> Street, typically experienced a high rate of turnover, the average tenant remaining for only a year.<sup>1</sup>

The parcel on which the building at 66 South 22<sup>nd</sup> Street sits was originally occupied by a single family house. The homeowners, Salvadore Giannobile and his wife Margarete, demolished their house and built the existing six-unit apartment building in 1962. They lived in one unit while renting out the other five. The Giannobiles also built and owned the eight-unit apartment building next door at 80 South 22<sup>nd</sup> Street. Although they maintained a high occupancy rate, the ethnically diverse residents of the apartment building did not remain for more than a few years at a time. During the early 1970s the number of units dropped from six to five. Salvadore Giannobile still owns the property, which is currently managed by his children.<sup>2</sup>

The property at 66 South Second Street does not have important associations with post-war trends in the residential development of this area of east San Jose, nor does it appear to have significance within other trends or events in local, state, or national history (Criterion A). Under Criterion B, it does not appear that any of the past tenants or owners made any significant contributions to local, state or national history. This building is not a significant example of a type, period, or method of construction (Criterion C). Although the building does not appear to have been altered and retains integrity, it is an unremarkable example of the many small apartment buildings remaining in San Jose. The building has not yielded, nor will likely yield, important information for history and does not appear to be significant under Criterion D. This property has 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 does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> Patricia Loomis, "When Residents Kept Hoe Handy," *San Jose News*, December 1, 1972; Leland Joachim, "History of East San Jose," *San Jose Mercury*, September 13, 1980; and 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.

<sup>2</sup> City Directories (1940-1979); and County Assessor record as reported to First American Real Estate Solutions online service, 2002.

P1. Other Identifier: 1262 Shortridge 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1262 Shortridge Avenue City San Jose Zip 95116-2349

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: 467-33-057

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

The building at 1262 Shortridge Avenue, constructed in ca. 1929, is a former single family residence with a rectangular plan and a side gable composition shingle roof. The north side of the house is dominated by a front gable porch extension supported by wrought iron posts. The house is clad in stucco and has aluminum frame sliding windows covered by metal security grates. A modern metal security door also obscures the front door which is centered under the porch roof. East of the building is a driveway that leads to a detached garage with a side gable composition roof clad in vertical groove wood siding.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP6) Commercial Building; (HP4) Ancillary 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 south, July 23, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
ca. 1929, San Jose City Directory

\*P7. Owner and Address:  
Joe & Martha M. Cabrera  
1262 Shortridge Avenue  
San Jose, CA 95116-2349

\*P8. Recorded by: (Name, affiliation, address)  
Susan Hotchkiss  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: Cabrera Painting

B3. Original Use: single family residence B4. Present Use: commercial

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1929; alterations unknown; conversion to commercial use ca. 1983

\*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 1262 Shortridge Avenue does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on the original Lot 5, Block 9 of the Lendrum Tract. The Herman Brothers surveyed the Lendrum Track subdivision in September 1887. The subdivision, located on the south side of Santa Clara Street to East San Antonio Street, between South 24<sup>th</sup> Street and South 28<sup>th</sup> Street, originally contained twenty-eight blocks. While the lots along East Santa Clara Street were generally developed as commercial properties, including a large lumber yard that dominated Block 4, the other blocks became a residential neighborhood with the majority of the houses being built in the first two decades of the twentieth century. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. (See Continuation Sheet)

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

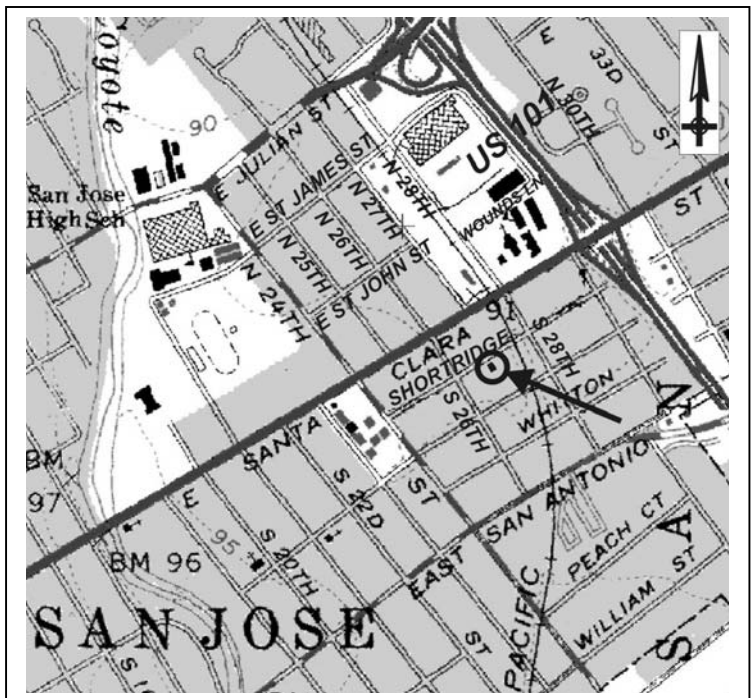
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose, (1898-1978) San Jose-Overview, Fairchild Aerial Surveys, Inc., Los Angeles (1931); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Santa Clara County Surveyor's Office, City Block Maps, ca. 1940s; Thomas Bros. Block Book of San Jose, ca.1920s; Santa Clara County Recorder, Book B of Maps, page 13.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)





### **B10. Significance (continued):**

By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing for such projects as a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The house located at 1262 Shortridge Avenue appears to have been built by 1929, not unlike other residences on this street. Although its specific construction date is unknown, William H. Besecker, president of the San Jose Lumber Company that was located across the street from the house, resided in it by 1930. Over the next thirty years, the property changed hands several times. A. L. Boitano, who worked in the Santa Clara Valley's fruit industry, lived in the house between 1933 and 1936, when Walter D. Setzer, an auto mechanic, and his wife Alice moved in. Antonio and Mary Almada purchased the house in 1940, living there until 1952. A. Fernandes, a sausage maker at Stephens Meat Products, and his wife Gertrude occupied the residence between 1952 and 1959. Joseph Lovejoy, a specialist at Western Pump, and his wife Jean lived in the house from 1959 through 1963, when Alice Vasquez resided there. The current owners, Jose and Martha Cabrera, have owned the property since 1983 and have converted it to use as a commercial building housing Cabrera Painting.

The property at 1262 Shortridge Avenue does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its occupants or owners appear to have made significant contributions to local, state, or national history (Criterion B). Under Criterion C the building is a small Bungalow that does not appear to be important for its type, period, or method of construction. The house does not appear to be the work of a master architect or builder and it does not possess high artistic value. In the early decades of the twentieth century in San Jose, and throughout California, Bungalows were popular houses, simple yet well built with artistic flare. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most, like the house at 1262 Shortridge Avenue, were built modestly for working and middle class residents. This type of modest Bungalow is well represented in San Jose. If located in an area with a sufficient concentration of similar residential resources, and if it retained integrity, this house could contribute to a historic district. No such concentration of houses was found at this location, however, and the building has lost integrity because of its conversion to commercial use. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #11B-02

**P1. Other Identifier:** 1260 Shortridge 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 1961, photorevised 1980 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1260 Shortridge 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: 467-33-056

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

The single story residence at 1260 Shortridge Avenue was constructed circa 1923. The 704 sq. ft. house is a front-gable corner porch workers house. Resting on a concrete foundation, it is capped by a front-gable roof clad in composition shingles. The roof has exposed rafters with unboxed eaves and fascia boards. The house is clad in shiplap siding. Two wood frame windows, each 1/1 double hung with replacement screens and decorative wood shutters, appear on the façade (north side). The main entrance consists of a French door that opens onto a corner inset porch supported by two wood beams with a decorative wood railing. An addition extends from the west and has a shed roof and two 1/1 wood double hung windows without shutters. The walls of the addition are clad in wood siding with wider boards than the main house.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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 south,  
July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
ca. 1923, City Directories

\*P7. Owner and Address:

Elvira P. Wilson  
2557 Cottle Avenue  
San Jose, CA 95125

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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**

Page 2 of 4

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11B-02

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: front-gable corner-porch worker's house

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1923, 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.)

The property at 1260 Shortridge Avenue does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property's parcel is located in old East San Jose on the original Lot 4, Block 9 of the Lendrum Tract. The Herman Brothers surveyed the Lendrum Tract subdivision in September 1887. The subdivision bound by East Santa Clara Street, East San Antonio Street, South 24<sup>th</sup> Street, and South 28<sup>th</sup> Street, originally contained twenty-eight blocks. (See Continuation Sheet)

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

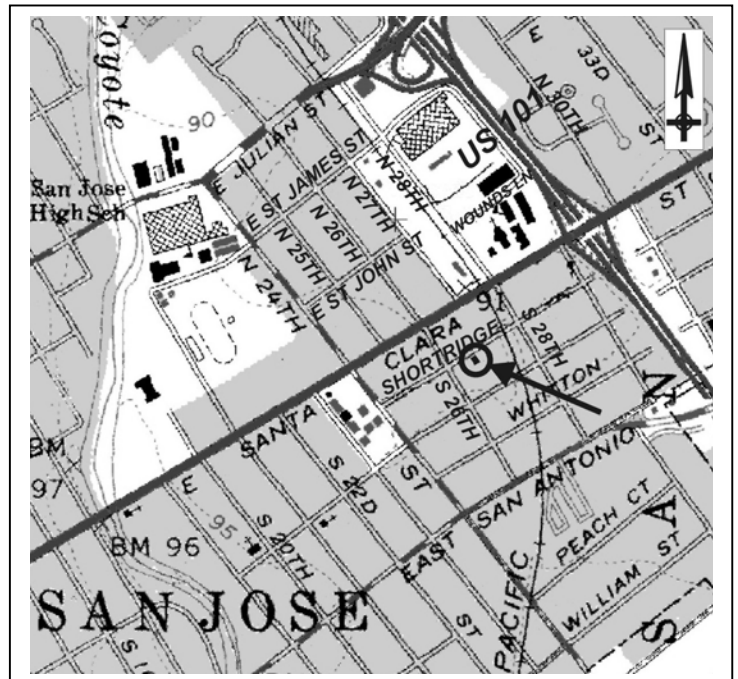
\*B12. References: County Assessor records as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); San Jose City Directories (various years); "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose and San Jose West (1899-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: September 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

While the lots along East Santa Clara Street were generally developed as commercial properties, including a large lumber yard between East Santa Clara Street and Shortridge, the other blocks became a residential neighborhood with the majority of the houses being built in the first two decades of the twentieth century. The house at 1260 Shortridge Avenue was built circa 1923 across the street from the San Jose Lumberyard Company (Map Reference #10B-01). Following the pattern of many homes in the neighborhood, it had many residents over the years. Luella Lowell had purchased 1260 Shortridge and the parcel to the east, Lot 5, by the early 1920s, but L. F. Lowell occupied the house in 1923 and appears to be the first resident. After 1925, other members of the Lowell family and various other tenants lived in the house until 1933 when Luella resided in the dwelling. Vacant in 1936, the property was sold in 1941 to G. L. West and his wife. The parcel next door was sold in 1938 as well. The Wests never occupied the house; instead the property was leased to various labors and clerks during the 1940s and 1950s.<sup>2</sup>

The property at 1260 Shortridge Avenue does not appear to be importantly associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). Under Criterion C, the residence is a gable-front worker's house, its simple form and basic features consistent with houses purchased from catalogues from the 1890s through the 1930s. This type of residence was often constructed from plans or pre-cut lumber available to companies, developers, or individuals through catalogs, and assembled by either catalog company workers or by local carpenters. Although based on nineteenth century "temple front" style houses, these later working class dwellings were modest, utilitarian, and simply built with little, if any, architectural detail. Similar examples can still be found throughout San Jose. While a cluster of early twentieth century worker's houses could constitute a potential historic district, no such concentration of resources was found at this location. It is unclear who was responsible for its construction and the small house appears to be older than the 1923 date of the address's first appearance in the city directory. For example, the style of the balustrade on the front porch is a Victorian feature. Therefore it may have been built at an earlier time and moved onto the property. It does not appear to be important for its type, period, or method of construction. The property also does not appear to be the

<sup>1</sup> 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.

<sup>2</sup> The original title for the subdivision was "Lendrum Tract and Brassy-Agkers Tract Subdivision" which was later shortened to "Lendrum Tract." "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; San Jose City Directories, 1927 to 1965; and Thomas Bros. Block Book of San Jose, ca.1921 to 1942.

work of a master architect or builder and does not possess high artistic value (Criterion C). The property has not yielded, nor will likely yield, important information for history (Criterion D). Although the house at 1260 Shortridge Avenue retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11B-03

**P1. Other Identifier:** 1258 Shortridge 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  1961, photorevised 1980 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1258 Shortridge Avenue City San Jose Zip 95116-2349

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: 467-33-055

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

The house at 1258 Shortridge Avenue, constructed in 1929, is a two-story wood frame Bungalow style house that is rectangular in plan. The front-gable roof is covered with composition shingles. A shed roof dormer is located on the east side of the gable and an exterior brick chimney is found on the west side. Shiplap siding can be found on the first floor but the second story is stuccoed, while rock veneer skirts the bottom half of the first story. The front gable is set with two tall 1/1 sash windows and the dormer frames two sliding windows. Two brick steps offset in the north side lead to a cutout porch with a flush panel door that serves as the main entrance. A modern metal prefabricated garage is located south of the main residence.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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, July 23, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1929, San Jose Building Permit #476

\*P7. Owner and Address:  
Joe & Martha Cabrera  
1262 Shortridge Avenue  
San Jose, CA 95116-2349

\*P8. Recorded by: (Name, affiliation, address)  
Susan Hotchkiss  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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) \_\_\_\_\_

\*Recorded by Susan Hotchkiss \*Date July 23, 2002  Continuation  Update

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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) 1929; alterations unknown

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: unknown b. Builder: D.C. Matthews, contractor

\*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 1258 Shortridge Avenue does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property's parcel is located in old East San Jose on the original Lot 3, Block 9 of the Lendrum Tract, surveyed by the Herman Brothers in September 1887. The subdivision, bounded by East Santa Clara Street, East San Antonio Street, South 24<sup>th</sup> and South 28<sup>th</sup> streets, originally contained twenty-eight blocks. While the lots along East Santa Clara Street were generally developed as commercial properties, including a large lumber yard that dominated Block 4, the other blocks became a residential neighborhood with the majority of the houses being built in the first two decades of the twentieth century. (See Continuation Sheet)

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

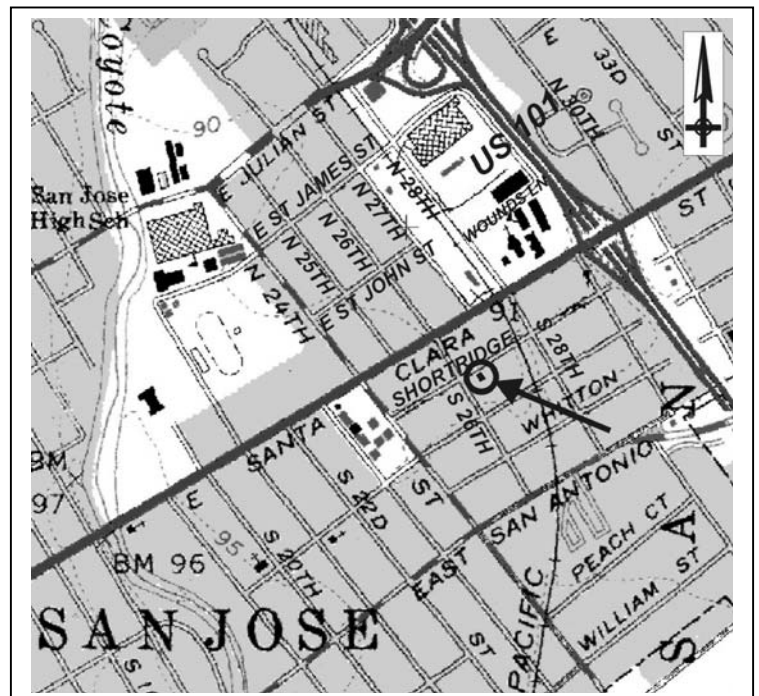
\*B12. References: Sanborn Map Company, San Jose (1884-1950) City Directories (various years); USGS Quadrangles, San Jose, (1898-1978); San Jose City Building Permit #476, History San Jose; San Jose City Block Maps, Santa Clara County Surveyor's Office, ca. 1940s; County Assessor record as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Prior to the building of the house at 1258 Shortridge Avenue, the lot was owned by the James Clayton Company, a prominent San Jose real estate firm. Contractor D.C. Matthews built the residence in 1929 for Mrs. Martha DiCarlo, widow of Salvatore DiCarlo. She owned the house until 1958, when Armando Flores occupied the residence. The house remained in the Flores family in the late 1950s and early 1960s, and in 1963 Gloria Flores resided there. Currently Joe and Martha Cabrera own the parcel.

The residence at 1258 Shortridge Avenue does not appear to have important associations with significant events or trends in state or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or nation history (Criterion B). The house at 1258 Shortridge Avenue has been altered with replacement windows and the addition of a modern metal prefabricated building located at the south end of the parcel, in place of a wooden garage original to the property. These modifications, along with the stucco siding at the second floor, reduce the historic integrity of the property. Although representative of Bungalow-style houses popular in San Jose during the 1910s and 1920s, it does not appear to be important for its type, period, or method of construction (Criterion C). Nor does the house appear to be the work of a master architect or builder and it does not possess high artistic value. In the early decades of the twentieth century in San Jose and throughout California, Bungalows were popular houses, simple yet well built with artistic flare. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most, like the house at 1258 Shortridge Avenue, were built modestly for working and middle class residents. The house at 1258 Shortridge Avenue was built by contractor D. C. Matthews, who may have built other homes in this neighborhood. This type of modest Bungalow is well represented in San Jose. This house does not appear to retain sufficient integrity to contribute to a historic district, should such a district be identified in the future. In rare instances, buildings themselves can serve as resources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11B-04

P1. Other Identifier: 54 South 26<sup>th</sup> 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 E 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 54 South 26<sup>th</sup> Street City San Jose Zip 95116-2307

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: 467-33-054

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

The single-family dwelling at 54 South 26<sup>th</sup> Street is a one-story, rectangular residence built in the Minimal Tradition style. It is topped by a side-gable composition shingle roof featuring slightly overhanging eaves. The wood-frame house is clad in stucco and fenestration consists of large replacement aluminum frame sliding windows. The entryway is centered under the pedimented front porch, which is supported by four square posts set on a stucco railing and accessed by three concrete steps. An interior metal chimney protrudes from one end of the medium-pitched roof. A detached stucco garage with a cross-gable, composition shingle roof sits southeast of the residence. This garage features large sliding wooden doors, which appear to be original, and has an interior metal chimney. The windows are replacement, aluminum-framed sliding sash.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 northeast, August 15, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1927, City Directory

\*P7. Owner and Address:

Silvino P. and Ema Dasilva

54 South 26<sup>th</sup> Street

San Jose, CA 95116

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: August 15, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) 1927; 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.)

The residence located at 54 South 26<sup>th</sup> Street does not appear to meet the significance criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. First occupied in 1927, this house was built in what was known as the Lendrum Tract. Recorded in 1887, the Lendrum Tract was bounded by McLaughlin Avenue (now 24<sup>th</sup> Street) on the west, Parkhurst Avenue (now 31<sup>st</sup> Street) on the east, Lendrum Avenue (now East San Antonio Street) on the south, and Alum Rock Avenue (now East Santa Clara Street) on the north. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. (See Continuation Sheet).

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

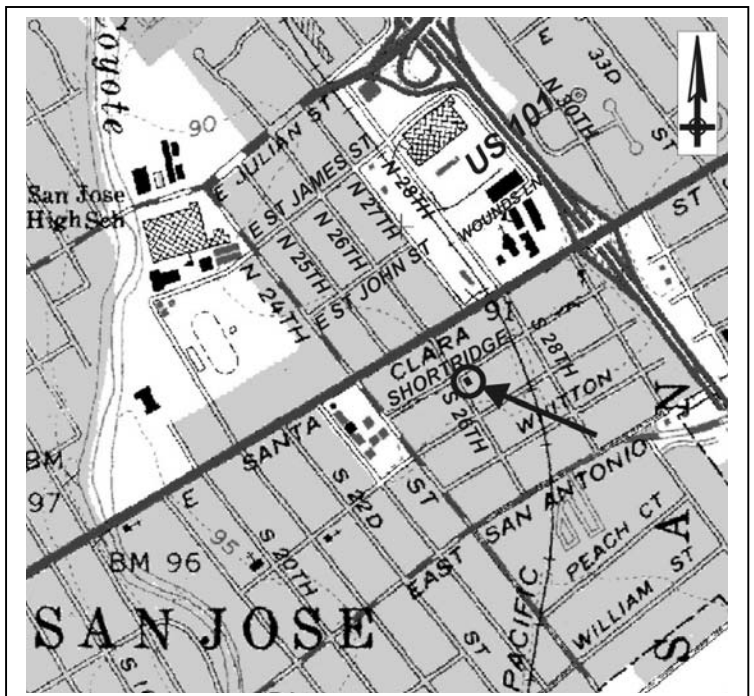
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); USGS Quadrangles, San Jose (1898-1978); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13.

B13. Remarks:

\*B14. Evaluator: Meta Bunse / Christopher McMorris

\*Date of Evaluation: August 15, 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Constructed in 1927 as the eastern portion of San Jose began to urbanize, this house was one of many that began to fill in parcels in the Lendrum Tract during this period. The original parcels in the tract were forty feet wide by 135 feet long and over time these lots were further subdivided to create parcels such as the one at 54 South 26<sup>th</sup> Street. The builder is unknown, but the earliest identified owners were Frank Stockton, a cabinetmaker, and his wife Grace, who resided in the house from 1927 until 1960. Silvino and Ema Dasilva are the current owners and residents, and have owned the property since at least 1972.


This house does not appear to have important associations with significant events or trends in local, state or national history (Criterion A). The past owners or tenants do not appear to be significant to local, state, or national history (Criterion B). The building does not appear to be important for its type, period, and method of construction, nor does the house appear to be the work of a master architect or builder and it does not possess high artistic value (Criterion C). The Minimal Traditional dwelling appeared before World War II and continued to be popular into the 1950s. Often described as a compromise style, the Minimal Traditional building reflects the form of earlier housing styles but lacks the decorative detailing. Roof pitches are low or medium; eaves are closed rather than overhanging. Generally built of wood framing, exterior wall cladding may be wood, stucco, brick, stone, or a mixture of materials. Most are relatively small and they were built in great numbers, commonly in large tract developments. The house at 54 South 26<sup>th</sup> Street does not appear to be a significant example of Minimal Traditional architecture. Moreover, the property has been modified through the installation of replacement windows, a composition shingle roof and modern stucco siding. These changes have diminished the historic integrity of the house. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

**P1. Other Identifier:** 58 South 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 West  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 58 South 26th 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: 467-33-070

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

The property at 58 South 26<sup>th</sup> Street consists of a single-family dwelling and a detached garage. Constructed in 1946, the residence is 1,286 square feet in area. It rests on a concrete foundation with a low pitch cross gable roof clad in composition shingle and featuring exposed rafters. The roof extends over the porch where it is supported by four wood posts. Below the gable peak on the west side is a metal louver vent partially covered by a quatrefoil ornament. The house is clad in stucco, with replacement windows and doors throughout. The windows are sliding sash with false muntins, wood trim, and lug sills. The wood door features a cut glass oval light in the center. The porch is approached by concrete steps framed by metal rails (**Photograph 1**). A small extension at the south side of the residence has 1/1 double hung windows with false muntins. An external brick chimney is also located on the south side of the residence. A detached garage with a front gable roof, stucco siding, tilt-up wood garage door sits east of the house (**Photograph 2**).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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,  
July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1946, San Jose Building Permits

\*P7. Owner and Address:

Jose L. G. & Maria C. Z. Castillo

58 South 26<sup>th</sup> Street

San Jose, CA 95116-2307

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

Kathleen Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1946, 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.)

The residence located at 58 South 26<sup>th</sup> Street does not appear to meet the significance criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Constructed in 1946, this house was built on what was the north end of Lots 1 and 2 of Block 9 in the Lendrum Tract. Recorded in 1887, the Lendrum Tract was bound by McLaughlin Avenue (now 24<sup>th</sup> Street) on the west, Parkhurst Avenue (now 31<sup>st</sup> Street) on the east, Lendrum Avenue (now East San Antonio Street) on the south, and Alum Rock Avenue (now East Santa Clara Street) on the north. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet).

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

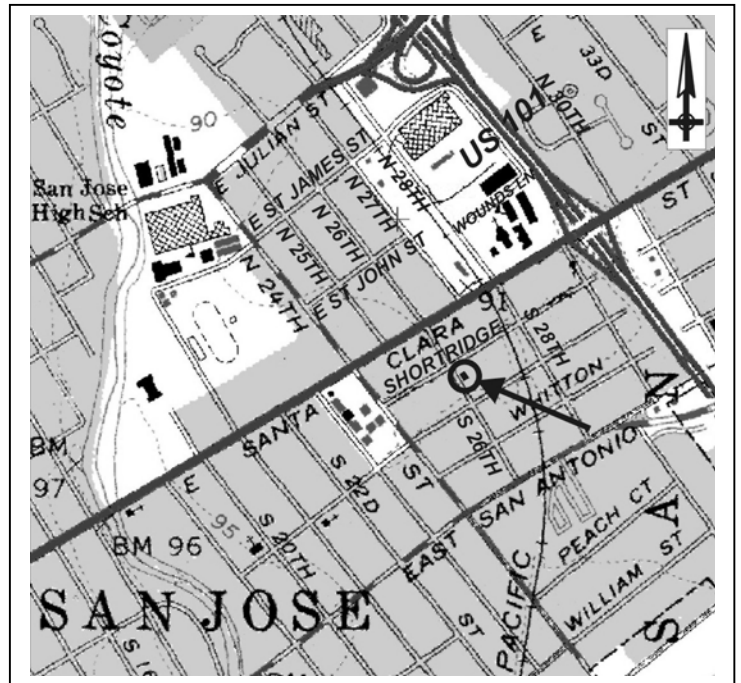
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; Building Permits, San Jose Public Library; "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The original parcels in the Lendrum Tract subdivision were forty feet wide by 135 feet long, but over time these lots were re-parceled. Daisy O'Sullivan, who purchased the lot on which 58 South 26<sup>th</sup> Street sits after the resubdivision had taken place, sold it to Edwin and Lucille Rose in the mid-1940s. Edwin was a member of the US Army and lived in the residence, which he built in 1946, for only a short period. By 1950, ownership had transferred to Arthur and Angie Rose who lived in the home through the 1970s. The current owners are Jose and Maria Castillo, who purchased the home in 1996 from the Frank Rodrigues Estate.<sup>2</sup>

This house does not appear to be significant within trends or events that are important to our history (Criterion A). It also does not appear to be associated with any historically significant people (Criterion B). The building is a modest example of a Minimal Traditional style dwelling and does not appear to be important for its type, period, or method of construction. There are many examples of Minimal Traditional style architecture in San Jose. Loosely based on the Tudor style, Minimal Traditional houses often have low-pitched roofs with dominant front gables and large chimneys. In addition, the house at 58 South 26<sup>th</sup> Street does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). Moreover, the property has been modified. The building appears to have replacement windows and doors as well as the addition of ornaments to the facade. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> The original title for the subdivision was "Lendrum Tract and Brassy-Agkers Tract Subdivision" which was later shortened to "Lendrum Tract." "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps; Sanborn Fire Insurance Maps, San Jose, 1915, 1951, and 1961; San Jose City Directories, 1915 to 1960; and Thomas Bros. Block Book of San Jose, ca. 1935 to 1970.

P1. Other Identifier: 60 South 26<sup>th</sup> 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 \_\_\_\_\_;  $\frac{1}{4}$  of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 60 South 26<sup>th</sup> 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: 467-33-069

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

This single family residence sits on a 0.07 acre parcel and faces west with a small detached garage located on the southeast side. The house is irregular in plan with a side gable roof, and is two stories in height. The second story was added in 1980, along with a one-story addition on the east side, enlarging the original footprint of the house to its current appearance and size. The side gable roof is sheathed with composition shingles with minimal eaves and a narrow fascia board. The exterior walls are covered with stucco on the first floor and vertical wood siding on the second. (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Residence; (HP 4) Ancillary 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 east, July 24, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
circa 1920, Sanborn Fire Insurance Maps

\*P7. Owner and Address:  
Dong Nguyen Dong and Phung Thanh  
60 South 26<sup>th</sup> Street  
San Jose, CA 95116

\*P8. Recorded by: (Name, affiliation, address)  
Amanda Blosser  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 24, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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**

Page 2 of 3

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #11B-06

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1920; altered in 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 residence located at 60 South 26<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Constructed circa 1920, this house was built in what was known as the Lendrum Tract. Recorded in 1887, the Lendrum Tract was bound by McLaughlin Avenue (now 24<sup>th</sup> Street) on the west, Parkhurst Avenue (now 31<sup>st</sup> Street) on the east, Lendrum Avenue (now East San Antonio Street) on the south, and Alum Rock Avenue (now East Santa Clara Street) on the north. Subdivision of the lands of Edward Lendrum, in combination with Edward McLaughlin, Tyler Beach, and the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing for a sewer system, street improvements, and a new library. (See Continuation Sheet).

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

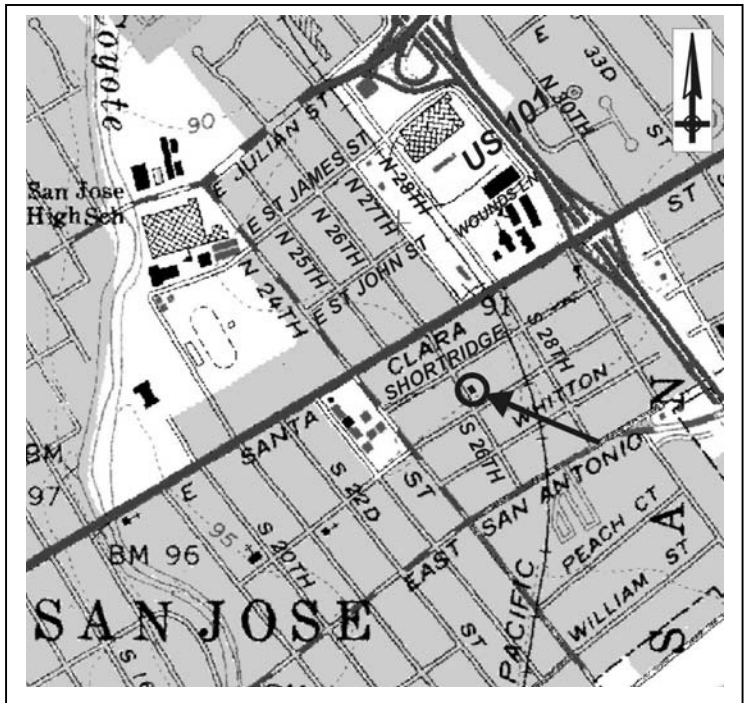
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Building Permits, San Jose Public Library; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Amanda Blosser

\*Date of Evaluation: July 30, 2002

(This space reserved for official comments.)





### **P3a. Description (continued):**

Fenestration throughout the house consists of aluminum sliding windows. A centrally located main entry consisting of an eight panel wood door is located on the front side of the house, sheltered by an attached shed roof porch supported by four metal poles with a set of steps leading to the door. The steps are covered with quarry tile.

The small detached garage that sits on the southeast side of the house is one story in height and rectangular in plan. It is covered with a hip roof sheathed in composition shingles with minimal open eaves. A double garage door is located on the west side.

### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Constructed circa 1920, the house at 60 South 26<sup>th</sup> Street was one of many that began to fill in parcels in the Lendum Tract after its subdivision. The original parcels were forty feet wide by 135 feet long, but over time these lots were re-parceled. In particular, this block combined two of the original parcels into a larger corner lot that had four wood frame dwellings including the residence at 60 South 26<sup>th</sup> Street, in the late 1910s and early 1920s. At the time this house was constructed, it was a small one-story dwelling located on the northern parcel line with a centrally located portico and a one-story porch on the south side. The original owner is unknown, but the first known tenant was Mrs. A.L Perkins, who resided in the house from 1927 until 1933. A succession of tenants resided here from 1933 until 1950, including F. R. Kratt, J. Schonert, Mr. and Mrs. E.D. Wells, S. C. Sears, and Pedro Alvin.<sup>2</sup> Like many other houses in this neighborhood, ownership changed frequently.

This house does not appear to be significant within the context of development of East San Jose and it does not appear to have an important association with significant events or trends in local, state or national history (Criterion A). Under Criterion B, it does not appear that any of the past owners or residents made significant contributions to local, state or national history. In addition, the house does not appear to meet the requirements of Criterion C. The substantial alteration of the house by the addition of the second floor has completely obscured any architectural characteristics that could define it as a significant example of a type, period, or method of construction. These changes have resulted in a complete loss of integrity for the original ca. 1920s home. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> Sanborn Fire Insurance Maps, "San Jose," 1915, updated 1950; and Polk's City Directories, various years.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #11B-07

P1. Other Identifier: 75 South 26<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 75 South 26<sup>th</sup> Street City San Jose Zip 95116-2308

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: 467-33-033

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

The single story house at 75 South 26<sup>th</sup> Street, constructed circa 1947, is rectangular in plan, topped by a front gable roof. The roof, clad with composition shingles, has a front gable extension offset to the south that also shelters the main entryway. Sheathed in stucco with decorative rock veneer trim, the house's fenestration consists of vinyl replacement sliding windows. Two tiled steps lead to the main entrance located on the main gable end of the house and sheltered by a shed roof extension of the front-facing wing. The covered porch leads to a replacement faux panel door with an oval light. A metal gate and fence enclose the front porch and adjacent patio. A wood frame detached garage topped by a side gable roof appears northeast of the main residence and is not clearly visible from the street.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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,  
July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1947, City Directories

\*P7. Owner and Address:

Trust Lewis

75 South 26<sup>th</sup> Street

San Jose, CA 95116-2308

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

Kathleen Kennedy,

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built ca. 1947; alteration 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 residence located at 75 South 26<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. Constructed circa 1947, this house was built in what was known as the Lendrum Tract. Recorded in 1887, the Lendrum Tract was bound by McLaughlin Avenue (now 24<sup>th</sup> Street) on the west, Parkhurst Avenue (now 31<sup>st</sup> Street) on the east, Lendrum Avenue (now East San Antonio Street) on the south, and Alum Rock Avenue (now East Santa Clara Street) on the north. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing for such projects as a sewer system, street improvements, and a new library. (See Continuation Sheet).

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

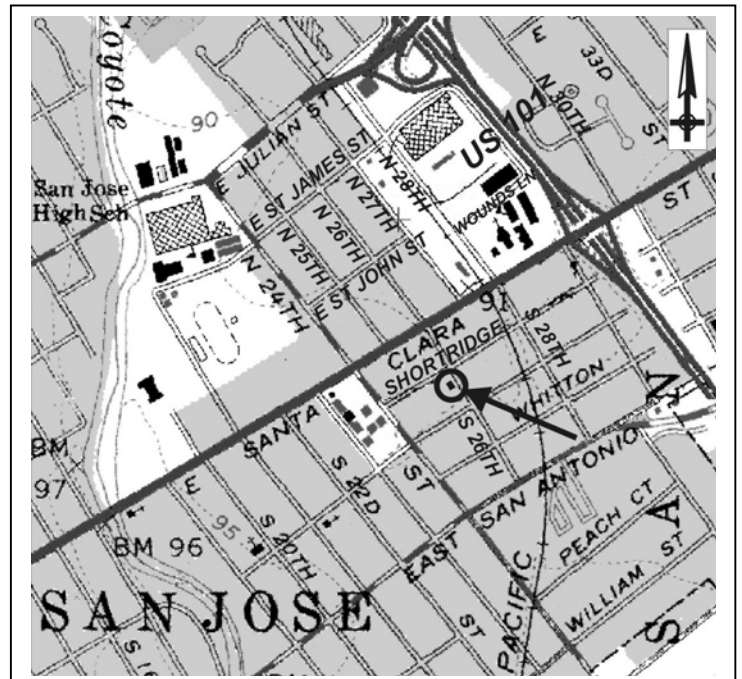
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; Building Permits, San Jose Public Library; "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Christopher McMorris

\*Date of Evaluation: August 1, 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The house at 75 South 26<sup>th</sup> Street was constructed ca. 1947, long after the initial subdivision and development of the area. The first residents at this house were Robert E. DeLong, a salesman at Farnsworth and Callahan, and his wife Frances. The DeLongs shared the home with Clarence P. Conaway, a well driller, and his wife Mary. Manuel J. Carlos purchased the house by 1955, selling it to Norberto G. Dias by 1970. Ownership transferred again in 1971 and has remained the property of the Lewis Trust since that time.<sup>2</sup>

This house does not appear to be important within the context of development of the area, state, or nation and does not appear to be significant under Criterion A, nor does it appear to be associated with any historically significant people under Criterion B. Research did not indicate that any of the past owners or residents were historically significant within local, state, or national history. The building is a modest example of a Minimal Traditional style dwelling that has been remodeled through the installation of replacement windows, doors, and stone veneer. Minimal Traditional style homes became popular in the 1930s and by the post war period were the dominant style of tract housing. The style is characterized by its simple plan, medium pitch roof, narrow eaves, and minimal decorative detailing. Although the dwelling features a dominant front gable and stucco siding, renovation has added ornamentation, replacement windows and a new front door, diminishing the building's integrity. The residence does not appear to be a distinctive example of a type, period, or method of construction. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> San Jose City Directories, 1935-1970; and County Assessor record as reported to First American Real Estate Solutions online service, 2002.

P1. Other Identifier: 1239 East San Fernando 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1239 East San Fernando 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: 467-33-035

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

The single story residence at 1239 East San Fernando Street was constructed ca. 1915 with a square footage of 1,301 feet. Sitting on a concrete foundation, it is capped by a hipped roof with gabled elements, covered in composition shingles. Under the south facing gable is a louver in a wood frame. The eaves are open with decorative exposed beams and a fascia board with notched ends. The residence is clad in painted wood shingles and a skirt of horizontal wood siding. Both windows and doors feature wood trim. Fenestration generally consists of wood double hung windows. On the south side appear casement windows with elliptical transoms, and a bay window sitting under the south gable, featuring 1/1 wood double hung windows on either side of the middle fixed window with a transom (**Photograph 1**). The main entry, a wood door is obscured by a metal screen door, is flanked by two narrow windows on either side. Metal bars cover all the windows. A brick chimney appears on the north side of the residence and west side is dominated by a shed addition with an awning overhang as shown in **Photograph 2**.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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 north, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1915, City Directories and Sanborn Fire Insurance Maps

\*P7. Owner and Address:

Micaela R. Davila  
1239 East San Fernando Street  
San Jose, CA 95116-2326

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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) Built ca. 1915, 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.)

The property at 1239 East San Fernando Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property's parcel is located in old East San Jose on the original Lot 15, Block 8 of the Lendrum Tract. The Herman Brothers surveyed the Lendrum Tract subdivision in September 1887. The subdivision, bound by East Santa Clara, East San Antonio, South 24<sup>th</sup> and South 28<sup>th</sup> Streets, originally contained twenty-eight blocks. While the lots along East Santa Clara Street were generally developed as commercial properties, including a large lumber yard that dominated Block 4, the other blocks developed as a residential neighborhood with the majority of the houses being built in the first three decades of the twentieth century. (See Continuation Sheet)

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

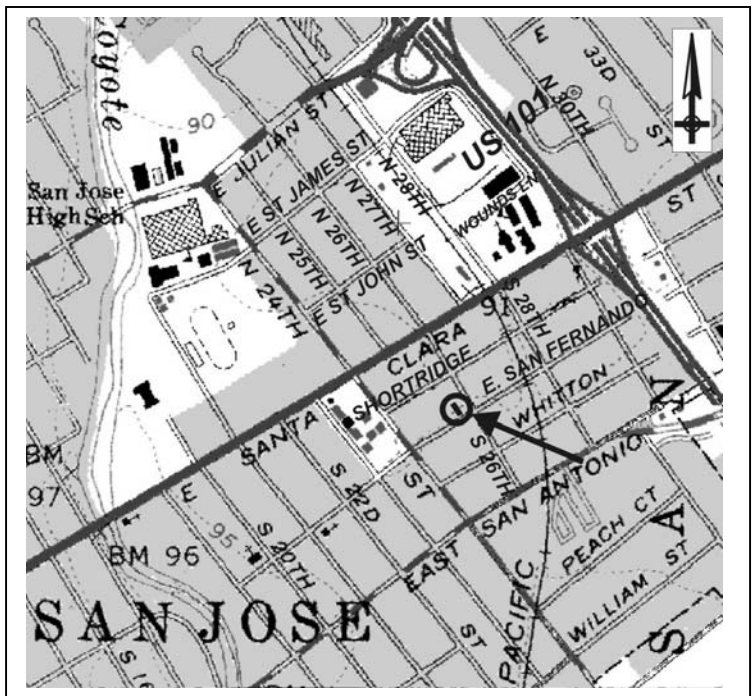
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca. 1921 to 1942, History San Jose; Building Permits, San Jose Public Library; "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The house at 1239 East San Fernando Street was built circa 1915. As was typical of many homes on the East San Fernando Street side of Block 8, the Bungalow had many residents over the years.<sup>1</sup> John L. McAleer, an orchardist, built the residence and lived in it until his death in 1931. After he died, he left the home to his widow, Hannah McAleer. Throughout the 1930s and early 1940s, the house was occupied by a series of married couples that rented the home for only a few years. Jeanette Pearson, an employee of Household Finance Corp, inhabited the residence in the mid 1940s. She appears to have purchased the property after having rented the home first. By 1960, the house was occupied by an employee of the City Public Works Department, Everett C. and Dorothy L. Roche.<sup>2</sup>

The property at 1239 East San Fernando does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house is a small Bungalow with Craftsman influences such as false beams, fascia boards with decorative ends, and wood shingle siding. Although representative of the Bungalow-style houses popular in San Jose during the 1910s and 1920s, it does not appear to be important for its type, period, or method of construction. Nor does the house appear to be the work of a master architect or builder and it does not possess high artistic value. In the early decades of the twentieth century in San Jose, and throughout California, Bungalows were popular houses, simple yet well built with artistic flare. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most, like the house at 1239 East San Fernando Street, were modestly built for working and middle class residents. Simple Bungalows were also often constructed by developers or by individual owners using pre-cut lumber and fixtures available through catalogs. These catalog houses would be assembled by either catalog company workers or by local carpenters. It is unclear who was responsible for construction of the house at 1239 East San Fernando Street, but its simple form and basic Bungalow features are consistent with Bungalow houses purchased from catalogs during the 1910s and 1920s. This type of modest Bungalow is well represented in San Jose, and the residence at 1239 East San Fernando Street does not appear to be an important example of this style, although it appears to have retained much of its integrity (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). The property lacks historical and architectural significance, and therefore does not appear to meet the National Register criteria. This property has 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup>The original title for the subdivision was "Lendrum Tract and Brassy-Agkers Tract Subdivision," which was later shortened to "Lendrum Tract." "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13.

<sup>2</sup> Sanborn Fire Insurance Maps, San Jose, 1915, 1951, and 1961; San Jose City Directories, 1915 to 1960; Thomas Bros. Block Book of San Jose, ca.1921 to 1942.

Page 4 of 4

\*Resource Name or # (Assigned by recorder) Map Reference #11B-08

\*Recorded by Kathleen Kennedy \*Date July 23, 2002  Continuation  Update

**Photographs (continued):**




**Photograph 2.** Camera facing north, view of shed addition and overhang, July 23, 2002.



P1. Other Identifier: 1223 East San Fernando 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  1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1223 East San Fernando 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: 467-33-036

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

The 816 square foot, remodeled single family residence at 1223 East San Fernando was constructed circa 1915 and rests on a concrete foundation. A multiple car, detached garage is currently under construction northeast of the residence. A cross gable roof clad in composite shingles with narrow boxed eaves caps the house. The house is clad in stucco with false quoins added to the corners. On the west side of the dwelling is an exposed chimney that is also clad in stucco. On the south side of the residence, there is a wood louver under the gable peak. New sliding windows have been installed, false vinyl muntins and stuccoed lug sills as seen in **Photograph 1**. The house may have originally resembled its neighbors with wood board siding before it was heavily remodeled to its current contemporary Minimal Traditional style. Stuccoed trim frames the windows and front door. Wood steps lead to a metal screen door on the south side of the house, flanked by two windows. On the east side, the main entry door is centered under the gable and a bay window extension is sheltered under a hipped roof. A new concrete block and metal fence with an arched entry gate borders the property.

\*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.)

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

Photograph 1, camera facing north, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1915, Sanborn Map/City Directories

\*P7. Owner and Address:

Gonzalo and Michaela Cervantes

1223 East San Fernando Street

San Jose, CA 95116-2326

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

Kathleen Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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) \_\_\_\_\_



### **B10. Significance (continued):**

The house at 1223 East San Fernando was built circa 1915. Following the pattern of many homes on the East San Fernando Street side of Block 8, the home at 1223 East San Fernando Street has had many residents over the years. Alice E. Ticknor occupied the home in 1915. By 1917, Charles C. Bruist, an agent for New York Life Insurance, had purchased the residence and lived there through 1931. Bruist had several jobs during his occupancy, including cement worker and laborer. Robert J. and Marjorie A. Foley bought the vacant home in 1936. Although Robert was a captain in the San Jose Fire Department, the Foleys did not stay in the house for very long. Later, in the mid 1940s, Daniel F. Walsh of the United States Navy and his wife Jean occupied the home. The house was bought before 1949 by Jess G. Johnson, a meat cutter at the Ideal Market. He continued to live there through 1960.<sup>1</sup>

The property at 1223 East San Fernando Street does not appear to be importantly associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics. The building was likely a modest Bungalow that has been altered into a Contemporary Minimal Traditional style residence. It does not appear to be important for its type, period, or method of construction. The property does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been heavily modified through the installation of replacement windows with stuccoed surrounds, stucco finish on the walls, false quoins, and stucco finish on the chimney. Furthermore, a front porch was enclosed to expand the living area. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. This property has 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup>The original title for the subdivision was "Lendrum Tract and Brassy-Agkers Tract Subdivision" which was later shortened to "Lendrum Tract"; Sanborn Fire Insurance Maps, San Jose, 1915, 1951, and 1961; San Jose City Directories, 1900 to 1960; and Thomas Bros. Block Book of San Jose, ca.1921 to 1942, volume 3, page 312.

**P1. Other Identifier:** 1213 East San Fernando 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1213 East San Fernando 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: 467-33-037

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

The single story residence at 1213 East San Fernando Street was constructed circa 1915. It received additions in 1956 when a detached garage was constructed, and again in 1977 when a bedroom and bathroom were added, increasing the original living space by 400 square feet. Furthermore, at some point the front porch was enclosed, further increasing the area of the house to its current 1,321 square feet. The house rests on a concrete foundation, and is capped by a front gable wood shingle clad roof. The narrow eaves feature fascia boards with extended ends. Under the gable peak on the south side appears a metal louver. A front gable element, also clad in wood shingles, extends over the entrance, covering the concrete porch and a flush wood entry door with a transom above it. Steps bordered by a set of metal handrails lead to the porch. The residence is clad in replacement stucco siding. (See Continuation Sheet)

\*P3b. **Resource Attributes:** (List attributes and codes) (HP2) Single Family Residence; (HP4) Ancillary 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 north, July 23, 2002

\*P6. **Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
ca. 1915, City Directories and Sanborn Fire Insurance Maps

\*P7. **Owner and Address:**  
Connie Borja  
1213 East San Fernando  
San Jose, CA 95116-2326

\*P8. **Recorded by:** (Name, affiliation, address)  
Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. **Date Recorded:** July 23, 2002

\*P10. **Survey Type:** (Describe)  
Intensive



\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence Present Use: single family residence

\*B5. Architectural Style: Bungalow and Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) ca. 1915, alterations 1956 and 1977

\*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 1213 East San Fernando Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose, on the original Lot 18 of Block 8 in the Lendrum Tract. The Herman Brothers surveyed the Lendrum Tract subdivision in September 1887. The subdivision, bound by East Santa Clara Street, East San Antonio Street, South 24<sup>th</sup> Street, and South 28<sup>th</sup> Street, originally contained twenty-eight blocks. While the lots along East Santa Clara Street were generally developed as commercial properties, including a large lumber yard that dominated Block 4, the other blocks became a residential neighborhood with the majority of the houses being built in the first three decades of the twentieth century. (See Continuation Sheet)

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

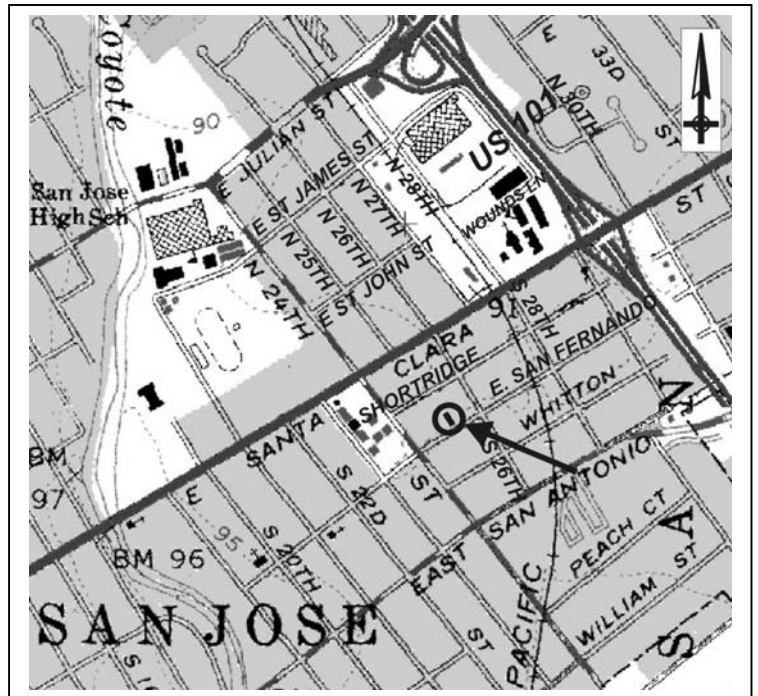
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; Building Permits, San Jose Public Library; "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



**P3a. Description (continued):**

Fenestration consists of replacement aluminum sliding windows, some of which feature metal awnings. A detached garage, located at the north end of the parcel, rests on a concrete slab and is capped with a gable roof. A plywood tilt door allows for automobile access to the garage.

**B10. Significance (continued):**

The house at 1213 East San Fernando was built circa 1915. Following the pattern of many homes on the East San Fernando Street side of Block 8, the dwelling at 1213 East San Fernando Street has had many residents over the years. Unlike some of the homes that were primarily rentals, however, the majority of the occupants of this house owned the property. L. E. Campbell lived there from 1915 until Marie J. Nola bought the home in 1918 or 1919. The Nola family consisted of Marie, her husband Joseph, their two daughters who worked as clerks, and a son employed as a chauffeur. While they retained ownership of the property until 1933, by 1925 the house was rented out to a series of working-class tenants. Antonio V. and Minnie Santana bought the house in 1933. A farmer by trade, Antonio remained in the residence through 1941. Ownership had been transferred to Joseph A. Morris by 1949. Joseph and his wife Theresa owned a gas station at 1595 East Santa Clara Street. They lived in the home until its sale to the current owner in 1988.<sup>1</sup>

The house at 1213 East San Fernando Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The dwelling does not embody distinctive architectural characteristics. The residence is a Bungalow style house that has been heavily altered to resemble the Minimal Traditional style, and does not appear to be important for its type, period, or method of construction. While the form and period of the building suggests Bungalow style architecture, the house has been altered by the addition of stucco, the enclosure of a porch to expand the living area, and replacement windows. The Minimal Traditional style that the house now exhibits is characterized by its large front gable and stucco siding. This style was popular from the 1930s through the 1950s and is common throughout San Jose. The residence does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the dwelling has been modified as discussed above. Thus, not only does the house lack historical and architectural significance, it also lacks historic integrity. Furthermore, this residence 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.<sup>2</sup>

<sup>1</sup> San Jose City Directories, 1912 to 1960; Thomas Bros. Block Book of San Jose, ca.1921 to 1942; and County Assessor record as reported to First American Real Estate Solutions online service, 2002.

<sup>2</sup> Sanborn Fire Insurance Maps, San Jose, 1915, and 1950.

**P1. Other Identifier:** 1201 East San Fernando 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1201 East San Fernando 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: 467-33-038

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

The residence at 1201 East San Fernando Street was constructed in ca. 1915 with two additions completed in 1945. Sitting on a concrete foundation, the Bungalow style house is topped by a composition shingle side clipped gable roof with a small front gable, supported by two wood posts, extending over a front porch. The gable ends feature decorative fascia boards with notched ends. An external brick chimney on the west side penetrates through the roof. The walls are clad in clapboard siding with latticework attic vents under the front gable peak. Fenestration consists of wood trimmed replacement vinyl windows with false muntins. Facing south, and flanked by two sets of windows, the main entry consists of a glazed wood panel entry door covered by a wood screen door, and offset from the covered concrete porch.

\*P3b. **Resource Attributes:** (List attributes and codes) (HP2) Single Family Property

\*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 north,  
July 23, 2002

\*P6. **Date Constructed/Age and Sources:**

Historic  Prehistoric  Both

ca. 1915, City Directories

\*P7. **Owner and Address:**

Linda M. & Sal A. Becerra  
1201 East San Fernando Street  
San Jose, CA 95116-2326

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. **Date Recorded:** July 23, 2002

\*P10. **Survey Type:** (Describe)

Intensive



\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1920; alterations 1945

\*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 1201 East San Fernando Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose, on what was Lot 19, Block 8 of the Lendrum Tract. The Herman Brothers surveyed the Lendrum Track subdivision in September 1887. The subdivision, bound by East Santa Clara Street, East San Antonio Street, South 24<sup>th</sup> Street, and South 28<sup>th</sup> Street, originally contained twenty-eight blocks. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association opened, this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet)

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

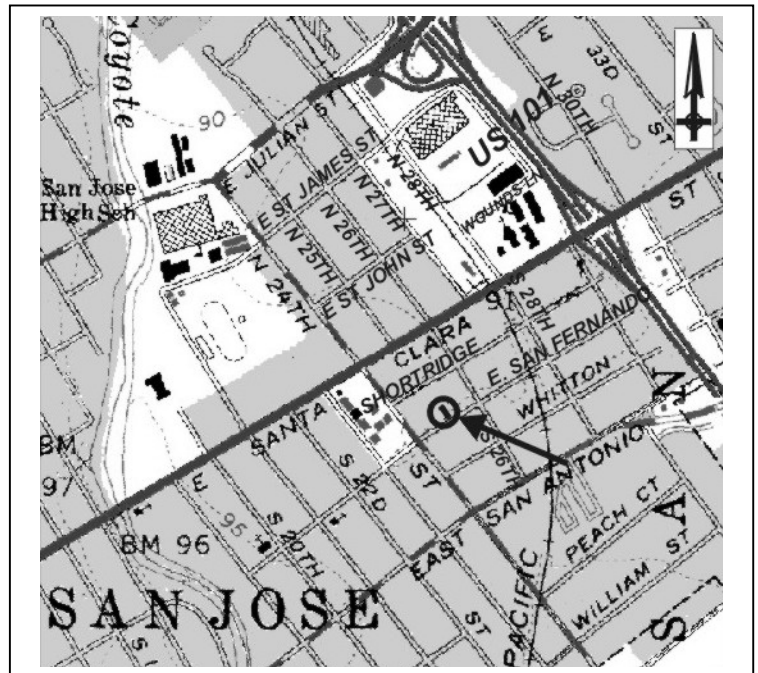
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; Building Permits, San Jose Public Library; "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 2002

(This space reserved for official comments.)





### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The house at 1201 East San Fernando Street was built circa 1915. Following the pattern of many homes on the East San Fernando Street side of Block 8, this Bungalow had many residents over the years. A. F. Crowder owned the property through the 1920s until it was sold to A. M. Blake on May 11, 1931. Ownership transferred in 1937 to Anton N. Nelson. These early owners do not appear to have resided at the house because the occupants during this period included Alice E. Ticknor (1915) and Charles C. Buist, a quarryman, (1917). Jason W. Lowe and his wife Amelia rented the home during the 1920s, followed by Gertrude Nelson, an agent for New York Life Insurance, who lived there through the 1930s. A series of occupants including clerks and an orchardist lived in the house during the 1940s. By 1955, Mrs. Gloria Ponce owned and lived in the house until she sold it in 1960 to Armondo Flores, who is the current owner and resident.<sup>2</sup>

The property at 1201 East San Fernando Street does not appear to be associated with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The building is a small Bungalow and although typical of the Bungalow-style houses popular in San Jose during the 1910s and 1920s, it does not appear to be important for its type, period, or method of construction, (Criterion C). Nor does the house appear to be the work of a master architect or builder and it does not possess high artistic value. In the early decades of the twentieth century in San Jose and throughout California, Bungalows were popular houses, simple yet well built with artistic flare. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most, like the house at 1201 East San Fernando Street, were built modestly for working and middle class residents. This type of modest Bungalow is well represented in San Jose. If located in an area with sufficient concentration of similar residential resources, this house could contribute to a historic district, however, no such concentration of houses was found at this location. The property also has not yielded, nor will likely yield, important information for history (Criterion D). Although the house has replacement windows, it retains a high degree of historic integrity, but lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

<sup>2</sup> The original title for the subdivision was "Lendrum Tract and Brassy-Agkers Tract Subdivision" which was later shortened to "Lendrum Tract." "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; Sanborn Fire Insurance Maps, San Jose, 1915, 1951, and 1961; San Jose City Directories, 1915 to 1960; and Thomas Bros. Block Book of San Jose, ca.1921 to 1942.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Map Reference #11B-12

P1. Other Identifier: 1197 East San Fernando 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1197 East San Fernando Street City San Jose Zip 95116-2326

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: 467-33-039

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

The residence at 1197 East San Fernando Street is rectangular in plan, topped by a composition shingle hipped roof with wide unboxed eaves. The building is clad in stucco siding and the windows consist of fixed and sliding aluminum frame replacement windows. Decorative metal posts support the eaves on the southeast (main façade) side of the house. A concrete walkway with a metal hand railing approaches the main entrance from the east. The paneled front door, set with 4/4 light windows, is framed by decorative rock veneer with a fiberglass infill east of the door. A shed roof addition is located on the northwest side of the house. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 northwest, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

ca. 1908, San Jose City Directory

\*P7. Owner and Address:

Manuel C. & Marie C. Rosa

1197 East San Fernando Street

San Jose CA 95116-2326

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family property B4. Present Use: single family property

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) ca. 1908; 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.)

The building at 1197 East San Fernando Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on the Lot 21, Block 8 of the Lendrum Tract. The Herman Brothers surveyed the Lendrum Track subdivision in September 1887. The subdivision, bound by East Santa Clara Street, East San Antonio Street, South 24<sup>th</sup> Street, and South 28<sup>th</sup> Street, originally contained twenty-eight blocks. While the lots along East Santa Clara Street were generally developed as commercial properties, including a large lumber yard that dominated Block 4, the other blocks became a residential neighborhood with the majority of the houses being built in the first three decades of the twentieth century. (See Continuation Sheet)

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

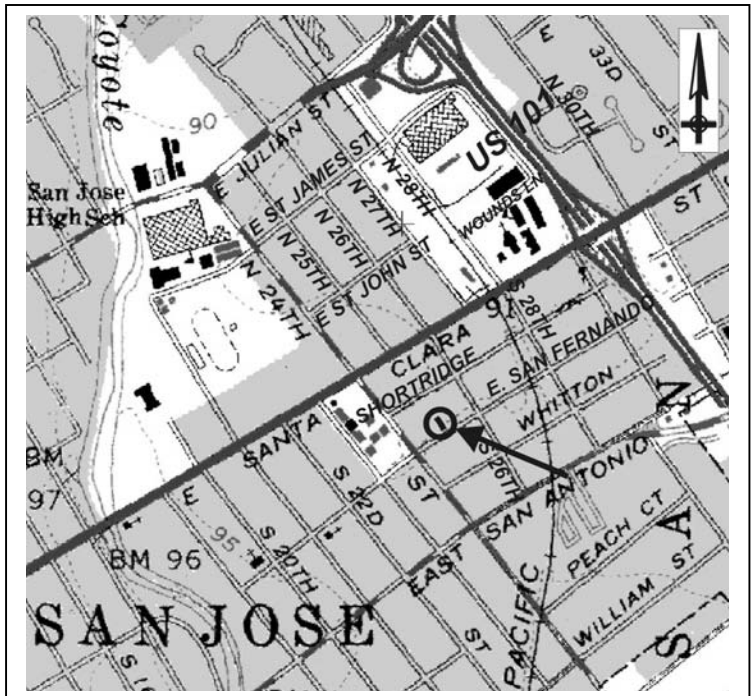
\*B12. References: Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; USGS Quadrangles, San Jose, (1898-1978); Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; County Assessor record as reported to First American Real Estate Solutions online service, 2002.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: July 2002

(This space reserved for official comments.)



**P3. Description (continued):**

A two-story structure clad in stucco with aluminum sliding windows sits on northwest corner of the parcel and appears to be in the same location as an older one-story building. The current two-story building was not accessible for this project.

**B10. Significance (continued):**

The house now known as 1197 East San Fernando Street was numbered 621 Wright in 1908 and 621 Jefferson by the 1920s; however, the family that owned house did not change from the time it was built until at least the early 1960s. Curtis Crowder, a cigar maker, and his wife Annie, a cannery worker, occupied the house from 1908 until 1950. From 1955 through the early 1960s, Mrs. Flora A. Crowder owned the house.

The property at 1197 East San Fernando does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The building is a small Bungalow and although it is typical of the Bungalow-style houses popular in San Jose during the 1910s and 1920s, it does not appear to be important for its type, period, or method of construction (Criterion C). Nor does the residence appear to be the work of a master architect or builder, or posses high artistic value. In the early decades of the twentieth century in San Jose, and throughout California, Bungalows were popular houses, simple yet well built with artistic flare. Although the high-style versions of Bungalows express the trends of the Arts and Crafts movement of the period, most, like the house at 1197 East San Fernando Street, were built modestly for working and middle class residents. In addition, the property has been heavily modified through the installation of replacement aluminum sliding windows, stucco siding, and decorative lava rock veneer on the main façade. The addition of a second story to the smaller dwelling located at the far northwestern corner of the lot has also altered the original design, setting, and feeling of the property. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. The property also has not yielded, nor will likely yield, important information for history (Criterion D). Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines

**P1. Other Identifier:** 1187 East San Fernando 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 1961, photorevised 1980 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1187 East San Fernando 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: 467-33-040

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

The single story residence at 1187 East San Fernando Street was constructed in 1905, but was altered on at least three separate occasions. The first alteration took place in 1965 and included expansion of the living space with an addition to the rear of the building. To further increase living space, in 1967 the owner enclosed the porch, and at the same time refinished the house in stucco. In 1971, fire damage was repaired. The residence has a concrete foundation and is capped by a low-pitched hipped roof clad with composition shingle. The roof features open eaves with exposed rafters and a fascia board. The residence is clad in stucco and has replacement aluminum slider windows. A low concrete wall parallels the steps that lead to the main entry. The front door is wood paneled with a metal screen door on the exterior. The west side features a wood overhang covered with corrugated plastic.

\*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.)

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

Photograph 1, camera facing north, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1905, County Assessor's record

\*P7. Owner and Address:

Joseph Brazil and Marie B. Rosa

1187 East San Fernando Street

San Jose, CA 95116-2326

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

Kathleen Kennedy

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow/Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1905, alterations include 1965, 1967, 1971

\*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 1187 East San Fernando Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose, on the original Lot 21 of Block 8 in the Lendrum Tract. The Herman Brothers surveyed the Lendrum Tract subdivision in September 1887. The subdivision, bound by East Santa Clara Street, East San Antonio Street, South 24<sup>th</sup> Street, and South 28<sup>th</sup> Street, originally contained twenty-eight blocks. While the lots along East Santa Clara Street were generally developed as commercial properties, including a large lumber yard that dominated Block 4, the other blocks became a residential neighborhood with the majority of the houses being built in the first three decades of the twentieth century. (See Continuation Sheet)

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

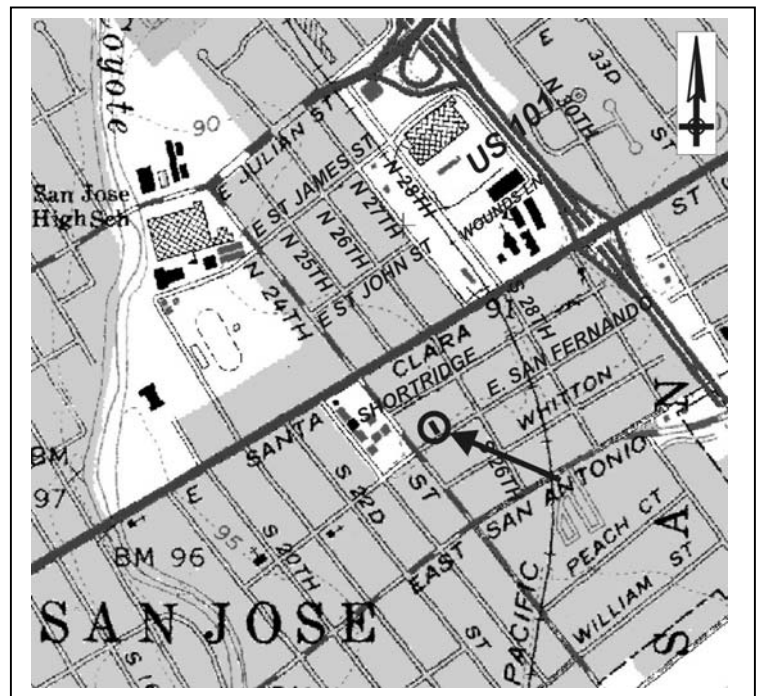
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; Building Permits, San Jose Public Library; "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **B10. Significance (continued):**

The house at 1187 East San Fernando Street was built in 1905. Following the pattern of many homes on the East San Fernando Street side of Block 8, this house had many residents over the years. Unlike some of the homes that were primarily rentals, the majority of the occupants of this house owned the property. Andrew and Mary Ferguson occupied the residence by 1912. They were briefly replaced by William Ferguson, but by 1920 the property was owned by Arthur A. and R. A. Hurlock. They rented the house out and eventually sold it to a local tailor, Anton Machan, and his wife Adolphine in 1924. The Machans occupied the home for sixteen years. After a short residency by Richard and Alice Eby, Roy McCay and his wife Mable bought the house in the early 1940s. The McCay lived in the home through 1960. The building continued to change hands in the 1960s and 1970s.<sup>1</sup>

The property at 1187 East San Fernando Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). The house does not embody distinctive architectural characteristics. The building was a modest Bungalow that has been heavily altered into a dwelling with Minimal Traditional style characteristics. It does not appear to be important for its type, period, or method of construction. The property does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). The property also has not yielded, nor will likely yield, important information for history (Criterion D). In addition, the property has been heavily modified through the installation of replacement windows, the stucco finish on the walls, and the enclosure of the front porch. Thus, not only does the property lack historical and architectural significance, it also lacks historic integrity. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.<sup>2</sup>

---

<sup>1</sup>The original title for the subdivision was "Lendrum Tract and Brassy-Agkers Tract Subdivision" which was later shortened to "Lendrum Tract"; Sanborn Fire Insurance Maps, San Jose, 1915, 1951, and 1961; San Jose City Directories, 1912 to 1960; and Thomas Bros. Block Book of San Jose, ca.1921 to 1942, volume 3, page 312.

<sup>2</sup> Sanborn Maps, 1915 & 1950.

**P1. Other Identifier:** 1165 East San Fernando 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  1961, photorevised 1980 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1165 East San Fernando 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: 467-33-041

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

The one-story residence and detached garage at 1165 East San Fernando Street were constructed in ca. 1928. The 704 square foot wood frame Bungalow rests on a concrete foundation and is capped with a composition shingle clipped side gable roof. The narrow eaves have decorative false wood beams and a wood fascia board with notched ends at the gable ends. Wood louvered attic vents appear below the gable peaks. Two wood columns support the clipped gable roof extension sheltering the porch. The walls are clad in shiplap siding. The south facing French doors that make up the main entry are flanked by two large full-length windows with wood trim. An aluminum screen door covers the front door and concrete steps with metal handrails lead to the concrete porch. To the west of the entry door is a 1/1 fixed window framed with wood trim. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property; (HP4) Ancillary 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 north,  
July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
ca. 1928, City Directories

\*P7. Owner and Address:

Marie C. Brazil  
1197 East San Fernando Street  
San Jose, CA 95116-2326

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

Kathleen Kennedy  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives."

\*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**

\*NRHP Status Code 6

\*Resource Name or # (Assigned by recorder) Map Reference #11B-14

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

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) Built ca. 1928, 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.)

The property at 1165 East San Fernando Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The parcel is located in old East San Jose and is a resubdivision of the east ends of Lots 22, 23, and 24 of Block 8 in the Lendrum Tract. The Herman Brothers surveyed the Lendrum Track subdivision in September 1887. The subdivision, bound by East Santa Clara Street, East San Antonio Street, South 24<sup>th</sup> Street, and South 28<sup>th</sup> Street, originally contained twenty-eight blocks. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet)

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

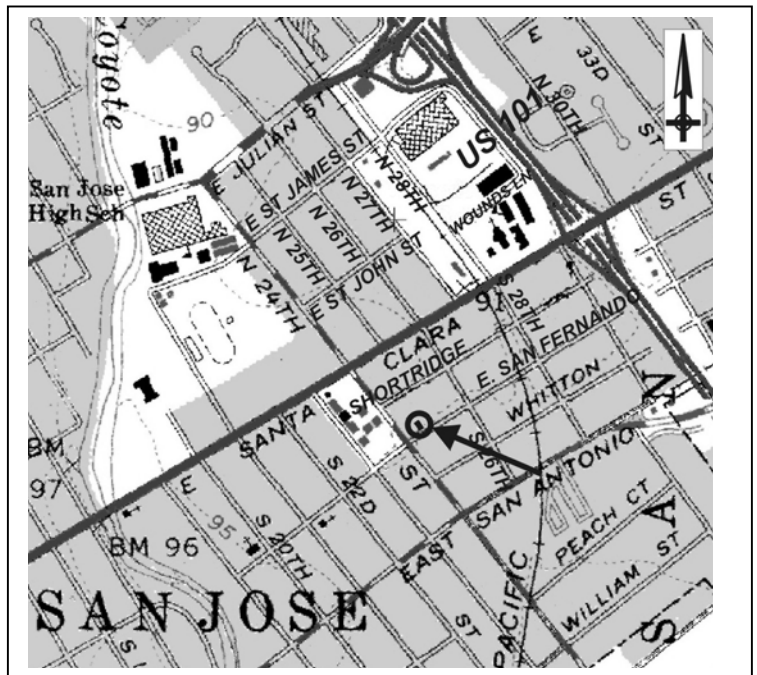
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca.1921 to 1942, History San Jose; Building Permits, San Jose Public Library; "Lendrum Tract and Brassy-Agkers Tract Subdivision" Santa Clara County Recorder Book of Maps B, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

A five-light fixed window on the east side of the house features wood trim as well. The detached garage, located northwest of the house, is topped by a front gable roof and is clad in shiplap siding. Original wood sliding doors provide automobile access.

### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

The house at 1165 East San Fernando Street was built circa 1928 on the same parcel as the Victorian home of Howard Perry at 94 South 24<sup>th</sup> Street (Map Reference #11B-15). Perry owned both homes through 1941, when the property passed to D. A. Perry. The Perry family occupied the Bungalow at 1165 East San Fernando Street sporadically. The parcel was subdivided in the 1940s, and 1165 East San Fernando Street has since been held as a rental property by a variety of owners. Following the pattern of many homes in the area, the Bungalow has housed many working class tenants over the years

The property at 1165 East San Fernando Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). Although representative of the Bungalow-style houses popular in San Jose during the 1910s and 1920s, it does not appear to be important for its type, period, or method of construction, nor does the house appear to be the work of a master architect or builder, and it does not possess high artistic value (Criterion C). Although the high-style versions of Bungalows expressed the trends of the Arts and Crafts movement of the period, most, like the house at 1165 East San Fernando Street, were built modestly for working and middle class residents. Constructed by developers or by individual owners using pre-cut lumbers and fixtures available through catalogs, these catalog houses would be assembled by either catalog company workers or by local carpenters. It is unclear who was responsible for construction of the house at 1165 East San Fernando Street, but its simple form, small size, and basic Bungalow features are consistent with houses purchased from catalogs. The property also has not yielded, nor will likely yield, important information for history (Criterion D). The house at 1165 East San Fernando Street has only been slightly altered with the installation of some replacement windows, but although it largely retains historic integrity, the property lacks historical and architectural significance. Furthermore, 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 this historic property does not appear to meet the significance criteria as outlined in these guidelines.

<sup>1</sup> 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.

P1. Other Identifier: 94 South 24<sup>th</sup> 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 \_\_\_\_\_; 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 94 South 24<sup>th</sup> 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: 467-33-042

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

The residence at 94 South 24<sup>th</sup> Street, constructed ca. 1890, has some characteristics of Queen Anne style architecture, as shown in **Photograph 1**. The house is generally rectangular in plan with a hipped roof. It has two prominent and symmetrically placed front-gable extensions on the façade (west side). There is also a smaller, gable roofed two-story projection facing south. The roof is clad in composition shingle and the walls in horizontal clapboard siding. The house's fenestration mostly consists of single or paired double hung 1/1 wood frame windows, many of which appear to be new. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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 east, July 23, 2002

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
circa 1890, Sanborn Fire Insurance Maps

\*P7. Owner and Address:  
Elmano Jr. & Larry V. Homem  
13360 Montebello Road  
Cupertino, CA 95014-5451

\*P8. Recorded by: (Name, affiliation, address)  
Susan Hotchkiss  
JRP Historical Consulting Services  
1490 Drew Ave, Suite 110  
Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)  
Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Queen Anne

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built circa 1890; alterations 1950s and ca. 1970s

\*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 residence at 94 South 24<sup>th</sup> Street does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The property is located in old East San Jose on portions of the original Lots 22 and 23 of Block 8 in the Lendrum Tract. The Herman Brothers surveyed the Lendrum Track subdivision in September 1887. The subdivision, bound by East Santa Clara Street, East San Antonio Street, South 24<sup>th</sup> Street, and South 28<sup>th</sup> Street, originally contained twenty eight blocks. . Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. The new town’s Board of Trustees passed a bond issue and various ordinances to aid community development by providing for such projects as a sewer system, street improvements, and a new library. (See Continuation Sheet)

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

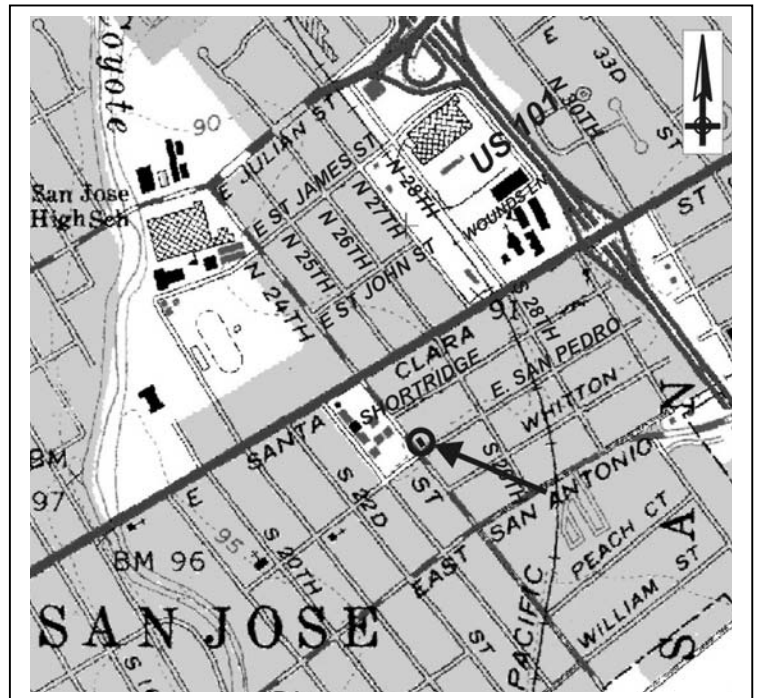
\*B12. References: County Assessor record as reported to First American Real Estate Solutions online service, 2002; Sanborn Map Company, San Jose (1884-1950); City Directories (various years); Santa Clara County Property Records; Thomas Bros. Block Book of San Jose, ca. 1921 to 1942, History San Jose; Building Permits, San Jose Public Library; “Lendrum Tract and Brassy-Agkers Tract Subdivision” Santa Clara County Recorder Book B of Maps, page 13; USGS Quadrangles, San Jose (1898-1978).

B13. Remarks:

\*B14. Evaluator: Susan Hotchkiss/Amanda Blosser

\*Date of Evaluation: September 2002

(This space reserved for official comments.)



### **P3a. Description (continued):**

A variety of wooden decorative elements contribute to its architectural character, including fish scale shingles, bulls eye corner blocks on the window surrounds, and spindle work at the front porch. Some of the decorative features appear to have been recently placed on the house.

The house's main entrance is at the one-story entryway porch centered between the two front extensions. The porch is situated under a shed roof with a pediment featuring fish scale shingles, and is decorated with spindlework in the spandrel suspended from the porch roof and in the three engaged turned porch supports. A square fixed window with a wooden surround is positioned next to the paneled wood front door. The two gabled extensions on the façade are nearly identical, though the northern of the two was likely added after the house's original construction. This extension is shown in **Photograph 2**. Both of these extensions are topped by front facing gables, with cornice returns below plain haunched verge boards. In the gable end, both have fish scale shingles and a small window under a triangular-shaped wooden louver within a small wood surround. The second story of each has pairs of double hung windows, while their first floors have a cutaway bay with double hung windows, corner bracket detailing, and fish scale shingles above the central window.

The north and south sides of the house are relatively unadorned except for windows and the aforementioned projecting gable element on the south side, which has a similar gable end to those found at the front of the house. There is also a door and several fixed pane windows on the north side. At the rear (east side) of the house there is a semi-attached carport of modern construction, decorated to match the house with spindlework and a hipped skirt roof with fish scale shingles. The carport's roof is used as a balcony. There is also an exterior stairway that leads to the second floor from the east side.

### **B10. Significance (continued):**

In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Historic mapping shows that the house at 94 South 24<sup>th</sup> Street, present in 1891, was one of the few dwellings in the area. At this time, the house was a one-story dwelling with a small front and rear porch and prominent bay on the front façade. A small multi-family dwelling, a one-story wood frame building that had three small rooms, was also located west of the house. Owners Howard Perry and his wife Dora made substantial changes to the house by 1951. A second story was added, and the house was converted into two apartments. The Perrys had owned the house since 1927 and the alterations allowed them to take in boarders. Even prior to the remodeling, C.A. Soderer and W.A. Aderman rented rooms from the Perrys during the 1930s and 1940s. Dora Perry continued to reside in the house, renting a room to Aderman, following Howard Perry's death in 1941. The house appears to have had additional alterations within the past twenty years.

<sup>1</sup> 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.

The property 94 South 24<sup>th</sup> Street does not appear to have important associations with significant events or trends in local, state, or national history (Criterion A). Research did not indicate that the Perry family made significant contributions to local, state, or national history (Criterion B), nor does this house appear to be important for its type, period, or method of construction (Criterion C). The house exhibits some characteristics of the Queen Anne style, but lacks many of the features that define the style. Additionally, this house was substantially altered within the last twenty years, which has significantly compromised its historic integrity. The property also does not appear to be the work of a master architect or builder and does not possess high artistic value (Criterion C). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and does not appear to meet the significance criteria as outlined in these guidelines.

**Photographs (continued):**



**Photograph 2.** View of additions, camera facing southeast, July 23, 2002.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) Map Reference #11B-16

P1. Other Identifier: 102 South 24<sup>th</sup> 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 1961, photorevised 1980 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 102 South 24<sup>th</sup> Street City San Jose Zip 95147-2729

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: 467-35-055

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

The one and a half story residence at 102 South 24<sup>th</sup> Street, constructed in 1920, is topped by a hipped roof clad in composition shingles, with a hipped dormer window. The walls are sheathed with wood shiplap. A brick apron obscures the house's foundation. Fenestration consists of a mixture of wood frame, double hung sash and fixed windows. The windows along the south side of the building have wooden shutters and the facade features an inset porch. This porch is accessed by four brick steps and is supported on the south side by a metal fence and poles. The entry is set on the northern edge of the porch and features a wood door covered by a metal screen door. A bay window set in the northeast corner of the facade consists of a fixed window centered between two double hung sash windows. An addition with a corrugated metal shed roof and stucco siding is set on the east side of the building.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Property

\*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 east, July 23, 2002

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1920, County Assessor's Record

\*P7. Owner and Address:

Edmund P. Barry

3068 Oldwood Court

San Jose, CA 95148-2714

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

Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

\*P9. Date Recorded: July 23, 2002

\*P10. Survey Type: (Describe)

Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") “Technical Memorandum: Historic Resources Evaluation Report, Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives.”

\*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: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alteration, and date of alterations) Built 1920; 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.)

Although the house at 102 South 24th Street has a high level of integrity and is a handsome example of Bungalow style architecture, it does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be an historical resource for the purposes of CEQA. Subdivision of the lands of Edward Lendrum, Edward McLaughlin, Tyler Beach, and the Garden City Tract, in combination with the East San Jose Homestead Association, opened this area to development and its eventual annexation into the City of San Jose. The East San Jose Homestead Association, which was originally developed by A. R. Bishop and recorded in the 1870s, is located south of East Santa Clara Street (formerly Alum Rock Avenue) between what are now South 19<sup>th</sup> and South 24<sup>th</sup> streets. By the time that it was incorporated in 1906, the Town of East San Jose boasted 1,400 residents. (See Continuation Sheet)

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

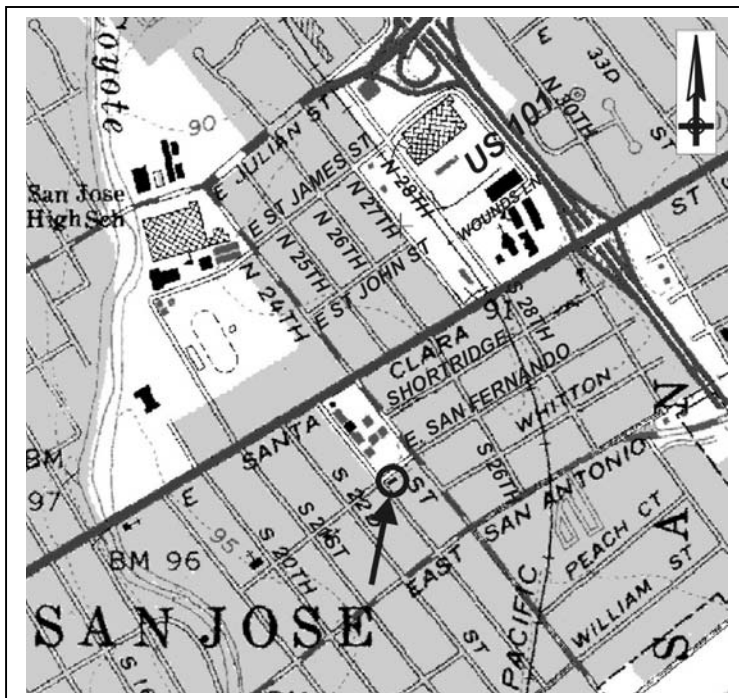
\*B12. References: Sanborn Map Company, San Jose (1884-1950) City Directories (various years); USGS Quadrangles, San Jose, (1898-1978); County Assessor records as reported to First American Real Estate Solutions online service, 2002; Santa Clara County Surveyor's Office, San Jose City Block Books ca. 1940s.

B13. Remarks:

\*B14. Evaluator: Meta Bunse

\*Date of Evaluation: August 1, 2002

(This space reserved for official comments.)





### **B10. Significance (continued):**

The new town's Board of Trustees passed a bond issue and various ordinances to aid community development by providing a sewer system, street improvements, and a new library. In the five years that East San Jose existed as a separate entity, the town developed a thriving, although small, commercial area along Alum Rock Avenue (now East Santa Clara Street) and there were scattered residences throughout the town, the largest concentration located in the original subdivision and along East San Fernando Street. By 1911, however, many residents believed that they would be better served if the town was part of the City of San Jose and successfully had the town annexed to the city in elections that year.<sup>1</sup>

Originally subdivided as part of the East San Jose Homestead Association, this house was constructed in 1920, as part of a wave of later development in the area. Mrs. M.E. Beauchamp first occupied the house. In 1927, June Brokenshire, who worked at the copy desk of the *San Jose Mercury* newspaper office, purchased the house and resided there until 1961. Edmund P. Barry currently owns the house.

The residence at 102 South 24<sup>th</sup> Street does not appear to have any important associations with significant events or trends in local, state, or national history (Criterion A), nor do any of its inhabitants appear to have made significant contributions to local, state, or national history (Criterion B). Although the house is a good example of Bungalow style architecture and retains a high level of integrity because of its original design, it does not appear to be an important example of its type, period, or method of construction. Nor does it appear to be the work of a master architect or builder, or possess high artistic value (Criterion C). Its small size and design are typical of many early twentieth century houses built in the Bungalow style, often using pattern books or pre-cut plans. The Bungalow was the dominant style for small houses of the period, both nationally and in the East San Jose area. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and 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 CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to meet the significance criteria as outlined in these guidelines.

---

<sup>1</sup> 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.