

Appendix E2  
**Non-CEQA Historic Resources**



# APPENDIX E2

## Non-CEQA Historic Resources

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In the study area, there are 14 properties that are listed or have been identified as eligible for listing, on the City's HRI as Identified Structures or Structures of Merit. These properties do not qualify as historic architectural resources under CEQA. They are presented here for full disclosure of the range of properties considered during preparation of this study. For those resources located on the project site, full evaluations of eligibility can be found in **Appendix E1**.

### ***Non-CEQA HRI or HRI-Eligible Resources Located on the Project Site***

#### **357 North Montgomery Street (Puccio Machine & Welding Works)<sup>1</sup>**

357 North Montgomery Street (APN 259-27-015) is a one-story wood frame industrial building that exhibits a combination of wood board and batten (front/east façade) and corrugated metal exterior cladding (secondary façades). The front-facing, corrugated metal-clad gable roof sits behind a false front wall with a shaped parapet. This primary façade features multi-pane, wood-sash fixed windows (organized in a band of six windows with six lights each); a single one-over-one, horizontal wood-sash window with ogee lugs; and a wood, glazed entry door. Top-mounted wood sliding vehicular doors are visible on the north and east façades. A collection of enclosed and open-air shed structures occupies the paved lot south of the building. This property was constructed in 1941 and, through an intensive-level survey and evaluation, is considered as eligible for inclusion in the HRI as a Structure of Merit. See Appendix E for more information.

#### **35 South Autumn Street**

35 South Autumn Street (APN 259-38-009) has been described as follows:

*[O]ne-story, Italianate style dwelling is rectangular in plan. The wood-frame building has channel drop wood siding and a front gable roof. The primary (east) façade features a false front parapet with a central peak, bracketed cornice, broad rakeboard, and quoins. The primary entrance is a half-glass, wood-paneled door with transom; it is centered in the primary façade and sheltered by a hip-roofed porch with boxed posts. Windows are wood sash and double hung. Fenestration and siding at the rear northwestern corner of the building appear to have been replaced and reconfigured, and the front porch is a ca. 1910 addition. Site features include tall shrubs at the southeastern, northeastern, and northwestern corners of the building and a short fence with vertical wood slats that bounds the front yard. A wood-frame shed or garage with a front gable roof and a sliding bay door is located at the southwestern corner of the property.<sup>2</sup>*

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<sup>1</sup> Architectural Resources Group, DPR 523A and B: 357 North Montgomery Street, 2020

<sup>2</sup> Architectural Resources Group, DPR 523 Update: 35 South Autumn Street, 2020.

This property was constructed sometime around 1880 and, through an intensive-level survey and evaluation, is considered eligible for inclusion in the HRI as Structure of Merit. See Appendix E for more information.

### **91 S. Autumn Street**

91 South Autumn Street (APN 259-38-088) has been described as follows:

*[O]ne-and-a-half-story house features a generally rectangular plan with staggered sections at the rear. It is of wood-frame construction with three-lap wood cladding and a complicated gable-on-hip roof with overhanging eaves and soffits. Windows are predominantly wood double-hung or fixed-pane units. On the primary (eastern) façade, the attic gable features three small wood casement windows, and the main level features a bay window with multi-pane transoms. Doors include a centrally-located entrance sheltered by a full-width, hipped-roof porch on the primary (eastern) façade and a secondary side entrance on the southern façade. Notable features include turned balusters and clustered Ionic columns with exaggerated entasis on the porch; a dentil course along the eaves; and elaborate floral molding in both the attic gable and a central porch gable. Alterations include concrete stairs serving the front porch; the secondary side entrance and associated stairs and ramp; a small shed-roofed rear addition; and a major hip-roofed lateral addition that completely covers the northern façade of the original house. The dwelling has been repurposed to serve as a restaurant, and a tall wrought-iron fence encircles a brick-paved outdoor seating area before the primary façade. Other setting features include a narrow strip of vegetative landscaping including palm trees along the property's eastern boundary.<sup>3</sup>*

This property was constructed between 1884 and 1891 and, through an intensive-level survey and evaluation, is considered eligible for inclusion in the HRI as Structure of Merit. See Appendix E for more information.

### **102 South Montgomery Street (Patty's Inn)**

102 South Montgomery Street (APN 259-48-012) has been described as follows:

*[O]ne-story commercial building [that] is rectangular in plan and features elements of the Italianate style. The wood-frame building has channel drop wood siding and a front gable/rear hip roof clad in composition shingles. The primary façade features a prominent false-front with a bracketed cornice. Windows are metal shopfront units that cover the entire lower portion of the primary (west) façade. Two boarded-up window openings are also located on the north façade. The primary entrance is a pair of half-glass metal doors recessed into the primary façade. Secondary entrances consisting of single-leaf metal doors are located near the eastern corner of the north façade and near the western corner of the south façade. Alterations include the shopfront windows in the primary façade; the replacement or addition of all visible doors; replacement of a portion of siding on the southern façade; and a wood-frame, shed-roofed addition across the eastern part of the south façade. Site features include a paved parking area to the south of the building.<sup>4</sup>*

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<sup>3</sup> Architectural Resources Group, DPR 523 Update: 91 South Autumn Street, 2020.

<sup>4</sup> Architectural Resources Group, DPR 523 Update: 102 South Montgomery Street, 2020.

This property was developed in the 1890s. Because of its diminished integrity, through an intensive-level survey and evaluation, it is considered eligible for inclusion in the HRI as Structure of Merit. See Appendix E for more information.

### ***Non-CEQA HRI or HRI-Eligible Resources Located within 200 Feet of the Project Site***

#### **338 Royal Street (APN 259-48-012)**

This one-story Queen Anne cottage has a compound plan and is topped by a combination hip-and-gable roof clad in asphalt shingles. Exterior walls are clad in wood shiplap siding and original windows are predominantly one-over-one wood double-hung sash with ogee lugs. Decorative features characteristic of the style include the dominant front-facing gable with patterned shingles at the gable face, the asymmetrical front façade, the cutaway bay window with decorative eave brackets, turned porch supports, and ornamental frieze board and porch posts. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing in the HRI as a Structure of Merit.

#### **564–562 West San Carlos Street (APN 264-20-059)**

This two-story modern industrial building is generally rectangular in plan and is topped by a flat roof with parapet. The exterior walls are finished with stucco and original multi-pane steel sash windows remain at the second story. Vehicular entrances at the ground level have been infilled with modern glazed storefronts, although one entrance remains with a metal roll-up door. Simple raised bands along the rooflines and below the second-story windows articulate the building's horizontality. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing in the HRI as an Identified Structure.

#### **541 W. Julian Street (APN 259-25-037)**

This one-story Italianate cottage has a rectangular plan and features a flat roof with a bracketed cornice. Exterior walls are finished with wood channel and windows are narrow one-over-one double-hung windows (the windows appear to be modern vinyl sash, but the configuration is consistent with the style). Decorative features include the centralized entry, symmetrical front façade composition, door surround with broken pediment and fluted pilasters, squared bays, and quoined corners. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing on the HRI as Structure of Merit.

#### **101 Delmas Street (APN 259-45-057)**

This one-story commercial building has a rectangular plan and flat roof with parapet. The exterior walls are finished with stucco, brick, and modern tile cladding. The windows and doors do not appear original and are fitted with aluminum sash fixed-pane units. Original decorative features include raised speedlines with scalloped trim at the roofline and raised bands above original openings. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing on the HRI as a Structure of Merit.

#### **151 N. Autumn Street (APN 259-29-026)**

This one-story light industrial building has a rectangular plan and is topped by a front-facing gable roof fronted by a stepped parapet with brick coping. Roof surfaces are clad in corrugated metal. The primary (east-facing) elevation is clad with brick laid in a running bond pattern. This elevation features steel multi-lite windows, a pedestrian entry door, and a vehicular entrance with metal roll-up door. Through a

reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing in the HRI as a Structure of Merit.

**210 N. Montgomery Street (APN 259-29-008)**

This one-story Italianate cottage has a rectangular plan and features a hipped roof clad in asphalt shingles. It is clad in wood channel siding and features one-over-one double-hung wood windows. Decorative features of the style include its symmetrical front façade and central entryway, deep eaves with ornamental brackets, bracketed window sills, half-wall porch enclosure, and square porch supports with decorative trim. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing in the HRI as a Structure of Merit.

**270 N. Montgomery Street (APN 259-29-013)**

This one-story vernacular cottage is rectangular in plan and features a combination hip and gable roof. It is clad in wood channel siding and the original windows are wood one-over-one double hung with ogee lugs. Decorative features include the bay window, front-facing gable with decorative bargeboard, and spindlework porch supports. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing in the HRI as a Structure of Merit.

**211 N. Autumn Street (APN 259-29-022)**

This one-story Neoclassical cottage has a rectangular plan and is topped with a combination hip and gable roof clad in asphalt shingles. Exterior walls are clad in wood shiplap and windows are predominantly one-over-one wood double hung. Decorative features of the style include the deep eaves with exposed rafter tails, prominent central dormer window topped with a hipped roof form, rectilinear massing, recessed porch, and diamond-paned windows. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing in the HRI as a Structure of Merit.

**255 N. Autumn Street (APN 259-29-020)**

This one-story Quonset hut is rectangular in plan and topped with a semi-circular roof clad in corrugated metal. The primary (east-facing) elevation is also clad in corrugated metal and features two pairs of multi-pane steel sash windows flanking a central vehicular entry door. This opening is secured with a top-mounted metal sliding door. A centrally set metal vent is placed above the vehicular entrance. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing on the HRI as a Structure of Merit.

**263 N. Autumn Street (APN 259-29-087)**

This two-story Queen Anne cottage has a compound plan and is topped by an intersecting gable roof clad in asphalt shingles. Exterior walls are clad in wood channel siding and original windows are predominantly one-over-one wood double hung. A series of modern additions have been made to the rear of the residence. Decorative features characteristic of the style include the dominant front-facing gable with patterned shingles at the gable face and ornamental bargeboard, the asymmetrical front façade, and the hipped roof porch with decorative eave brackets and spindlework frieze. Through a reconnaissance-level survey, this property has been determined by the City of San José to qualify for listing on the HRI as a Structure of Merit.